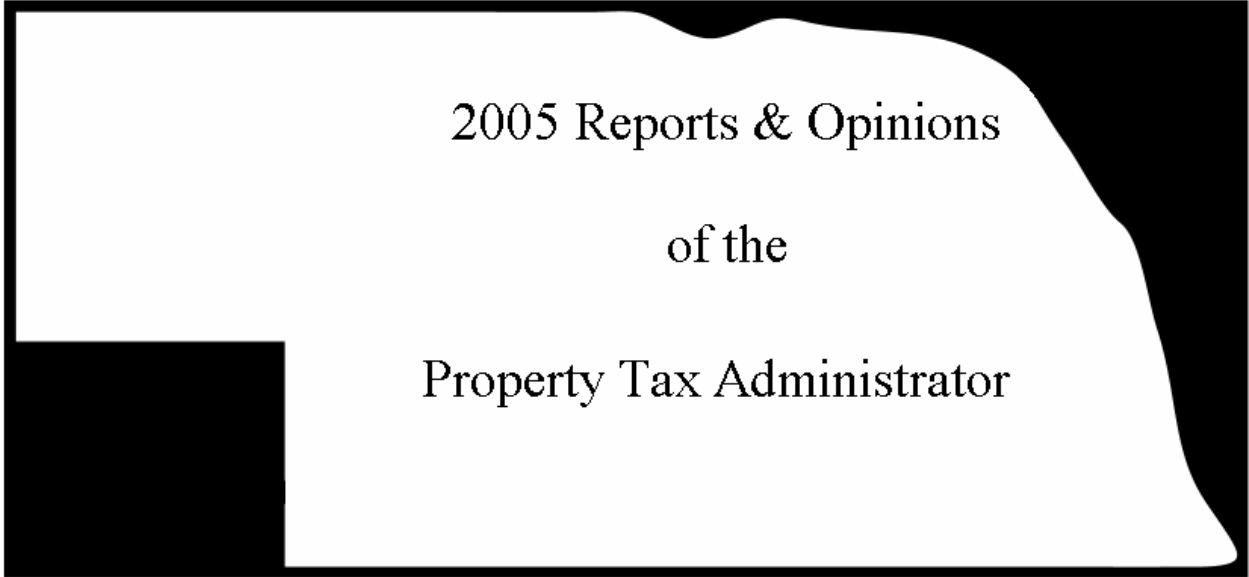


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# NEBRASKA DEPARTMENT OF



2005 Reports & Opinions

of the

Property Tax Administrator

## PROPERTY ASSESSMENT AND TAXATION

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for

**Adams County**  
**01**

2005 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2005

## Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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## 2005 Commission Summary

01 Adams

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>1,093</b>	<b>COD</b>	<b>20.63</b>
Total Sales Price	83,905,002	<b>PRD</b>	<b>108.53</b>
Total Adj. Sales Price	86,359,288	COV	35.76
Total Assessed Value	79,380,875	STD	35.68
Avg. Adj. Sales Price	79,011	Avg. Abs. Dev.	19.73
Avg. Assessed Value	72,627	Min	3.95
<b>Median</b>	<b>95.67</b>	Max	462.70
Wgt. Mean	91.92	95% Median C.I.	94.77 to 96.80
Mean	99.76	95% Wgt. Mean C.I.	90.25 to 93.59
		95% Mean C.I.	97.64 to 101.87
% of Value of the Class of all Real Property Value in the County			50.83
% of Records Sold in the Study Period			9.73
% of Value Sold in the Study Period			10.16
Average Assessed Value of the Base			69,569

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### Residential Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>1,093</b>	<b>95.67</b>	<b>20.63</b>	<b>108.53</b>
<b>2004</b>	1,031	95.13	20.97	105.93
<b>2003</b>	945	94	27.81	114.2
<b>2002</b>	908	97	17.66	106.27
<b>2001</b>	1,087	99	17.7	106.23

## 2005 Commission Summary

01 Adams

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>147</b>	<b>COD</b>	<b>44.09</b>
Total Sales Price	18,626,133	<b>PRD</b>	<b>107.15</b>
Total Adj. Sales Price	19,688,582	COV	75.40
Total Assessed Value	18,435,985	STD	75.66
Avg. Adj. Sales Price	133,936	Avg. Abs. Dev.	41.68
Avg. Assessed Value	125,415	Min	7.82
<b>Median</b>	<b>94.54</b>	Max	591.76
Wgt. Mean	93.64	95% Median C.I.	86.01 to 100.00
Mean	100.33	95% Wgt. Mean C.I.	85.70 to 101.58
		95% Mean C.I.	88.10 to 112.56
% of Value of the Class of all Real Property Value in the County			19.97
% of Records Sold in the Study Period			9.74
% of Value Sold in the Study Period			6
Average Assessed Value of the Base			203,406

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### Commercial Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>147</b>	<b>94.54</b>	<b>44.09</b>	<b>107.15</b>
<b>2004</b>	142	96.66	32.75	107.16
<b>2003</b>	138	99	30.67	91.18
<b>2002</b>	142	100	44.34	128.05
<b>2001</b>	138	102	37.01	119.02

## 2005 Commission Summary

01 Adams

### Agricultural Land - Current

<b>Number of Sales</b>	<b>66</b>	<b>COD</b>	<b>23.81</b>
Total Sales Price	10,976,228	<b>PRD</b>	<b>109.63</b>
Total Adj. Sales Price	12,312,698	COV	30.68
Total Assessed Value	8,819,465	STD	24.09
Avg. Adj. Sales Price	186,556	Avg. Abs. Dev.	18.02
Avg. Assessed Value	133,628	Min	16.95
<b>Median</b>	<b>75.68</b>	Max	155.11
Wgt. Mean	71.63	95% Median C.I.	70.73 to 85.16
Mean	78.53	95% Wgt. Mean C.I.	65.28 to 77.98
		95% Mean C.I.	72.71 to 84.34
% of Value of the Class of all Real Property Value in the County			29.19
% of Records Sold in the Study Period			1.45
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			98,696

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2005</b>	<b>66</b>	<b>75.68</b>	<b>23.81</b>	<b>109.63</b>
<b>2004</b>	77	74.43	20.66	107.22
<b>2003</b>	83	77	22.33	101.02
<b>2002</b>	75	76	24.45	106.14
<b>2001</b>	81	77	22.33	102.7

## **2005 Opinions of the Property Tax Administrator for Adams County**

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Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Adams County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Adams County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

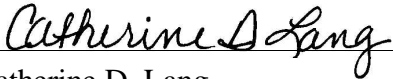
It is my opinion that the level of value of the class of commercial real property in Adams County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Adams County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Adams County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Adams County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.



  
Catherine D. Lang  
Property Tax Administrator

## 2005 Correlation Section for Adams County

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### Residential Real Property

#### I. Correlation

Adams: RESIDENTIAL: A review of the 2005 Residential statistics indicates that an accurate measurement of the residential property in Adams County has been achieved. The measures of central tendency reflect that the median, weighted mean and mean for the qualified sales file are all within or round to within the acceptable level of value. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. However, it is evident that Adams County has worked hard at improving their quality of assessment and accuracy in reporting.

After reviewing the Preliminary Statistical Report, the 2005 Assessment Actions and the 2005 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Adams County.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>1218</b>	<b>1251</b>	<b>1280</b>	<b>1297</b>	<b>1378</b>
<b>Qualified Sales</b>	<b>1087</b>	<b>908</b>	<b>945</b>	<b>1031</b>	<b>1093</b>
<b>Percent Used</b>	<b>89.24</b>	<b>72.58</b>	<b>73.83</b>	<b>79.49</b>	<b>79.32</b>

Adams: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percent of sales used stayed consistent with the previous year indicating stability in their sales review procedures implemented and that the county has not excessively trimmed the sample.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of

## 2005 Correlation Section for Adams County

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the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>99</b>	<b>1.92</b>	<b>100.9</b>	<b>99</b>
<b>2002</b>	<b>97</b>	<b>0.35</b>	<b>97.34</b>	<b>97</b>
<b>2003</b>	<b>93</b>	<b>0.12</b>	<b>93.11</b>	<b>94</b>
<b>2004</b>	<b>93.14</b>	<b>2.8</b>	<b>95.75</b>	<b>95.13</b>
<b>2005</b>	<b>93.95</b>	<b>1.09</b>	<b>94.98</b>	<b>95.67</b>

Adams: RESIDENTIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Residential Land in Adams County.

## 2005 Correlation Section for Adams County

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### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

#### **Comparison of Average Value Changes**

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudeamans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.39</b>	<b>2001</b>	<b>1.92</b>
<b>0.99</b>	<b>2002</b>	<b>0.35</b>
<b>-2.17</b>	<b>2003</b>	<b>0.12</b>
<b>3.76</b>	<b>2004</b>	<b>2.8</b>
<b>2.26</b>	<b>2005</b>	<b>1.09</b>

Adams: RESIDENTIAL: The change in sale base and the change in assessed base are very similar and strongly support each other.

### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on

## 2005 Correlation Section for Adams County

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the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.67</b>	<b>91.92</b>	<b>99.76</b>

Adams: RESIDENTIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified residential sales file are within or round to within the acceptable level of value. The differences between the measures are great enough that further analysis

## 2005 Correlation Section for Adams County

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could be indicated. However, as the reporting, assessment procedures and accuracy of files in the office improve, the reliability of the statistics will also improve.

### VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.63</b>	<b>108.53</b>
<b>Difference</b>	<b>5.63</b>	<b>5.53</b>

Adams: RESIDENTIAL: The coefficient of dispersion and price-related differential are above the acceptable ranges. This further supports information received from the county regarding problems with assessment uniformity and regressivity. The assessor and appraiser have been making huge strides in auditing, reviewing and improving the accuracy of the records and files in the office.

### VII. Analysis of Change in Statistics Due to Assessor Actions

**2005 Correlation Section  
for Adams County**

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This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>1095</b>	<b>1093</b>	<b>-2</b>
<b>Median</b>	<b>93.95</b>	<b>95.67</b>	<b>1.72</b>
<b>Wgt. Mean</b>	<b>90.61</b>	<b>91.92</b>	<b>1.31</b>
<b>Mean</b>	<b>97.19</b>	<b>99.76</b>	<b>2.57</b>
<b>COD</b>	<b>22.63</b>	<b>20.63</b>	<b>-2</b>
<b>PRD</b>	<b>107.27</b>	<b>108.53</b>	<b>1.26</b>
<b>Min Sales Ratio</b>	<b>2.06</b>	<b>3.95</b>	<b>1.89</b>
<b>Max Sales Ratio</b>	<b>830.00</b>	<b>462.70</b>	<b>-367.3</b>

Adams: RESIDENTIAL: A review of the residential statistics reveals a difference of two sales between the preliminary and final statistics. This difference is made up of two sales that moved into the commercial database from the residential database following sales review and auditing of the sales file. After reviewing the Preliminary Statistical Report, the reported assessment action and the 2005 Statistical Report for the Residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

## 2005 Correlation Section for Adams County

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### Commerical Real Property

#### I. Correlation

Adams: COMMERCIAL: A review of the 2005 Commercial statistics indicates that an accurate measurement of the commercial property in Adams County has been achieved. The measures of central tendency reflect that the median, weighted mean and mean for the qualified sales file are all within or round to within the acceptable level of value. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. However, it is evident that Adams County has worked hard at improving their quality of assessment and accuracy in reporting.

After reviewing the Preliminary Statistical Report, the 2005 Assessment Actions and the 2005 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Adams County.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>215</b>	<b>212</b>	<b>223</b>	<b>226</b>	<b>217</b>
<b>Qualified Sales</b>	<b>138</b>	<b>143</b>	<b>138</b>	<b>142</b>	<b>147</b>
<b>Percent Used</b>	<b>64.19</b>	<b>67.45</b>	<b>61.88</b>	<b>62.83</b>	<b>67.74</b>

Adams: COMMERCIAL: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. In addition, the percent of sales used increased from the previous year also indicating better sales review procedures implemented and that the county has not excessively trimmed the sample.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of

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the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>99</b>	<b>1.92</b>	<b>100.9</b>	<b>102</b>
<b>2002</b>	<b>100</b>	<b>0.68</b>	<b>100.68</b>	<b>100</b>
<b>2003</b>	<b>100</b>	<b>0.03</b>	<b>100.03</b>	<b>99</b>
<b>2004</b>	<b>95.30</b>	<b>0.11</b>	<b>95.4</b>	<b>96.66</b>
<b>2005</b>	<b>82.99</b>	<b>13.82</b>	<b>94.46</b>	<b>94.54</b>

Adams: COMMERCIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Commercial Land in Adams County.

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

**Comparison of Average Value Changes**

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.43</b>	<b>2001</b>	<b>10.72</b>
<b>3.13</b>	<b>2002</b>	<b>0.68</b>
<b>1.11</b>	<b>2003</b>	<b>0.03</b>
<b>-0.68</b>	<b>2004</b>	<b>0.11</b>
<b>32.12</b>	<b>2005</b>	<b>13.82</b>

Adams: COMMERCIAL: The change in the sale file and the change in the assessed base are very dissimilar and appear not to support each other. However the trended ratio appears to support that the overall commercial base and the overall commercial sales file did increase by approximately 13% as stated in the Assessment Actions Report.

The differences between the % change in total assessed value in the sales file and the % change in assessed value (excluding growth) might be attributed to several large purchases in the sales file that

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were revalued not just given the 13% increase. These sales included land for a new super Wal-Mart and a meat packing plant that is assessed at over 1.4 million dollars, while they have been determined to be arms-length transactions, they are not representative of the average commercial sale in Adams County.

### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential

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and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	<b>94.54</b>	<b>93.64</b>	<b>100.33</b>

Adams: COMMERCIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified commercial sales file are all within the acceptable level of value. The differences between the measures are great enough that further analysis could be indicated. However, as the reporting, assessment procedures and accuracy of files in the office improve, the reliability of the statistics will also improve.

### **VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>44.09</b>	<b>107.15</b>
<b>Difference</b>	<b>24.09</b>	<b>4.15</b>

Adams: COMMERCIAL: The coefficient of dispersion and price-related differential are significantly above the acceptable ranges. This further supports information received from the county regarding problems with assessment uniformity and regressivity. The assessor and appraiser have been making huge strides in auditing, reviewing and improving the accuracy of the records and files in the office.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>150</b>	<b>147</b>	<b>-3</b>
<b>Median</b>	<b>82.99</b>	<b>94.54</b>	<b>11.55</b>
<b>Wgt. Mean</b>	<b>72.97</b>	<b>93.64</b>	<b>20.67</b>
<b>Mean</b>	<b>86.58</b>	<b>100.33</b>	<b>13.75</b>
<b>COD</b>	<b>46.66</b>	<b>44.09</b>	<b>-2.57</b>
<b>PRD</b>	<b>118.65</b>	<b>107.15</b>	<b>-11.5</b>
<b>Min Sales Ratio</b>	<b>2.38</b>	<b>7.82</b>	<b>5.44</b>
<b>Max Sales Ratio</b>	<b>523.94</b>	<b>591.76</b>	<b>67.82</b>

Adams: COMMERCIAL: A review of the commercial statistics reveals a difference of three sales between the preliminary and final statistics. This difference is made up of four sales that moved to the residential file (although they now are outside the date parameters for measurement use) and one sale that moved to the agricultural file. Two sales moved into the commercial database from the residential file. These sales were moved due to additional auditing of the sales file as well as completed sales verification.

After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2005 Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

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### Agricultural Land

#### I. Correlation

Adams: AGRICULTURAL UNIMPROVED: A review of the 2005 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Adams County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value. The weighted mean is below the acceptable range at 71.63. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. However, it is evident that Adams County has worked hard at improving their quality of assessment and accuracy in reporting.

After reviewing the Preliminary Statistical Report, the 2005 Assessment Actions and the 2005 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Adams County.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>186</b>	<b>161</b>	<b>172</b>	<b>161</b>	<b>140</b>
<b>Qualified Sales</b>	<b>81</b>	<b>75</b>	<b>83</b>	<b>77</b>	<b>66</b>
<b>Percent Used</b>	<b>43.55</b>	<b>46.58</b>	<b>48.26</b>	<b>47.83</b>	<b>47.14</b>

Adams: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of agricultural sales for the study period. In addition, the percent of sales used stayed consistent with the previous year indicating stability in their sales review procedures implemented and that the county has not excessively trimmed the sample.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

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The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>76</b>	<b>0.28</b>	<b>76.21</b>	<b>77</b>
<b>2002</b>	<b>74</b>	<b>0.23</b>	<b>74.17</b>	<b>76</b>
<b>2003</b>	<b>73</b>	<b>1.97</b>	<b>74.44</b>	<b>77</b>
<b>2004</b>	<b>75.58</b>	<b>1.59</b>	<b>76.78</b>	<b>74.43</b>
<b>2005</b>	<b>68.00</b>	<b>8.85</b>	<b>74.02</b>	<b>75.68</b>

Adams: AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication

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of the level of value for Unimproved Agricultural Land in Adams County.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

#### **Comparison of Average Value Changes**

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-0.14</b>	<b>2001</b>	<b>0.28</b>
<b>-2.79</b>	<b>2002</b>	<b>0.23</b>
<b>8.82</b>	<b>2003</b>	<b>1.97</b>
<b>-5.04</b>	<b>2004</b>	<b>1.59</b>
<b>14.15</b>	<b>2005</b>	<b>8.85</b>

Adams: AGRICULTURAL UNIMPROVED: The change in the sale base and the change in the assessed base are dissimilar and appear not to support each other. However, after the county appraiser conducted an audit of the land use in the sales file, the use was corrected on several sales and therefore caused a disproportionate change in the total assessed value in the sales file when compared to the change in the assessed value base in the county. The county is in the process of completing a land use study on all agricultural parcels.

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>75.68</b>	<b>71.63</b>	<b>78.53</b>

Adams: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and the mean for the qualified unimproved agricultural sales file are both within the acceptable level of value. The weighted mean is below the acceptable range. The differences between the measures are enough that further analysis could be indicated. However, as the reporting, assessment procedures and accuracy of files in the office improve, the reliability of the statistics will also improve.

**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>23.81</b>	<b>109.63</b>
<b>Difference</b>	<b>3.81</b>	<b>6.63</b>

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Adams: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price-related differential are above the acceptable ranges. This further supports information received from the county regarding problems with assessment uniformity and regressivity. The assessor and appraiser have been making huge strides in auditing, reviewing and improving the accuracy of the records and files in the office.

### VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>66</b>	<b>66</b>	<b>0</b>
<b>Median</b>	<b>68.00</b>	<b>75.68</b>	<b>7.68</b>
<b>Wgt. Mean</b>	<b>62.92</b>	<b>71.63</b>	<b>8.71</b>
<b>Mean</b>	<b>69.58</b>	<b>78.53</b>	<b>8.95</b>
<b>COD</b>	<b>27.57</b>	<b>23.81</b>	<b>-3.76</b>
<b>PRD</b>	<b>110.58</b>	<b>109.63</b>	<b>-0.95</b>
<b>Min Sales Ratio</b>	<b>16.20</b>	<b>16.95</b>	<b>0.75</b>
<b>Max Sales Ratio</b>	<b>141.66</b>	<b>155.11</b>	<b>13.45</b>

Adams: AGRICULTURAL UNIMPROVED: A cursory review of the unimproved agricultural statistics reveals no difference in the number of sales used for measurement purposes. However, a more in-depth study reveals that one sale moved into the file from the commercial sales file. Additionally, after physical inspection and review of the sales file, coding was changed on three sales to accurately reflect the parcels at the time of the sale; one sale moved from improved to unimproved and two sales moved out of the unimproved sales file into the improved sales.

After reviewing the Preliminary Statistical Report, the reported assessment action and the 2005 Statistical Report for the Unimproved Agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2004 Certificate of Taxes Levied (CTL)**

01 Adams

	<b>2004 CTL County Total</b>	<b>2005 Form 45 County Total</b>	<b>Value Difference (2005 Form 45 - 2004 CTL)</b>	<b>Percent Change</b>	<b>2005 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	755,405,285	776,031,675	20,626,390	2.73	13,192,065	0.98
2. Recreational	4,767,590	5,647,395	879,805	18.45	0	18.45
3. Ag-Homesite Land, Ag-Res Dwellings	52,474,135	53,023,950	549,815	1.05	*-----	1.05
<b>4. Total Residential (sum lines 1-3)</b>	<b>812,647,010</b>	<b>834,703,020</b>	<b>22,056,010</b>	<b>2.71</b>	<b>13,192,065</b>	<b>1.09</b>
5. Commercial	190,639,245	224,769,690	34,130,445	17.9	8,807,820	13.28
6. Industrial	70,486,825	82,373,840	11,887,015	16.86	1,129,845	15.26
7. Ag-Farmsite Land, Outbuildings	11,903,180	16,267,995	4,364,815	36.67	831,945	29.68
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>273,029,250</b>	<b>323,411,525</b>	<b>50,382,275</b>	<b>18.45</b>	<b>10,769,610</b>	<b>14.51</b>
<b>10. Total Non-Agland Real Property</b>	<b>1,085,676,260</b>	<b>1,158,114,545</b>	<b>72,438,285</b>	<b>6.67</b>	<b>23,961,675</b>	<b>4.47</b>
11. Irrigated	247,336,330	295,233,040	47,896,710	19.37		
12. Dryland	81,372,370	65,560,635	-15,811,735	-19.43		
13. Grassland	19,700,925	18,498,345	-1,202,580	-6.1		
14. Wasteland	256,270	284,000	27,730	10.82		
15. Other Agland	46,825	0	-46,825	-100		
<b>16. Total Agricultural Land</b>	<b>348,712,720</b>	<b>379,576,020</b>	<b>30,863,300</b>	<b>8.85</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>1,434,388,980</b>	<b>1,537,690,565</b>	<b>103,301,585</b>	<b>7.2</b>	<b>23,961,675</b>	<b>5.53</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	1093	<b>MEDIAN:</b>	<b>96</b>	COV:	35.76	95% Median C.I.:	94.77 to 96.80
TOTAL Sales Price:	83,905,002	WGT. MEAN:	92	STD:	35.68	95% Wgt. Mean C.I.:	90.25 to 93.59
TOTAL Adj.Sales Price:	86,359,288	MEAN:	100	AVG.ABS.DEV:	19.73	95% Mean C.I.:	97.64 to 101.87
TOTAL Assessed Value:	79,380,875						
AVG. Adj. Sales Price:	79,011	COD:	20.63	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	72,626	PRD:	108.53	MIN Sales Ratio:	3.95		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/02 TO 09/30/02	166	97.76	101.49	93.69	20.87	108.33	44.69	297.15	94.75 to 99.56		80,588	75,503
10/01/02 TO 12/31/02	123	95.63	99.34	94.79	19.59	104.80	47.18	218.75	92.58 to 97.87		67,788	64,254
01/01/03 TO 03/31/03	92	99.44	106.94	100.30	17.38	106.62	55.73	353.65	98.00 to 102.02		68,117	68,321
04/01/03 TO 06/30/03	150	97.53	100.72	96.29	19.98	104.60	18.00	371.57	94.21 to 99.45		76,097	73,275
07/01/03 TO 09/30/03	169	91.78	97.91	88.63	22.01	110.47	39.60	462.70	86.99 to 95.30		81,797	72,494
10/01/03 TO 12/31/03	118	95.49	100.11	90.63	22.54	110.46	3.95	281.11	90.24 to 98.93		76,281	69,136
01/01/04 TO 03/31/04	103	95.28	98.82	91.75	18.83	107.70	42.02	293.85	91.34 to 99.48		82,749	75,926
04/01/04 TO 06/30/04	172	92.83	95.84	86.06	21.23	111.36	11.10	261.56	87.72 to 95.67		90,777	78,121
_____Study Years_____												
07/01/02 TO 06/30/03	531	97.65	101.72	95.73	19.75	106.26	18.00	371.57	95.91 to 98.71		74,194	71,024
07/01/03 TO 06/30/04	562	93.83	97.90	88.73	21.29	110.35	3.95	462.70	91.01 to 95.30		83,562	74,140
_____Calendar Yrs_____												
01/01/03 TO 12/31/03	529	96.07	100.77	93.04	20.84	108.31	3.95	462.70	94.47 to 97.55		76,571	71,241
_____ALL_____												
	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80		79,011	72,626

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
HASTINGS	914	95.18	99.43	92.53	20.16	107.46	3.95	462.70	94.15 to 96.34		78,445	72,582
HOLSTEIN	3	137.08	120.23	102.96	20.28	116.77	70.11	153.50	N/A		17,833	18,361
JUNIATA	17	98.96	97.52	91.92	9.44	106.09	70.57	129.57	83.04 to 104.44		59,152	54,371
KENESAW	36	99.37	121.93	99.98	37.78	121.95	57.21	339.50	96.06 to 112.38		50,274	50,263
PROSSER	3	98.30	110.54	101.28	13.08	109.14	97.37	135.95	N/A		52,733	53,408
ROSELAND	13	99.71	114.17	98.37	40.04	116.06	39.52	261.56	76.49 to 163.72		37,942	37,324
RURAL	60	94.62	91.15	77.85	21.28	117.09	11.10	178.20	83.28 to 98.68		91,974	71,604
SUBURBAN	47	95.65	95.02	94.46	12.75	100.59	62.04	158.79	90.67 to 98.85		119,596	112,971
_____ALL_____												
	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80		79,011	72,626

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	988	95.66	100.48	92.76	20.94	108.33	3.95	462.70	94.64 to 96.81		76,419	70,886
2	47	97.23	95.26	94.51	12.53	100.79	62.04	158.79	90.79 to 99.56		119,533	112,974
3	58	95.54	91.04	77.02	21.71	118.20	11.10	178.20	83.28 to 98.68		90,321	69,567
_____ALL_____												
	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80		79,011	72,626

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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TOTAL Assessed Value:	79,380,875						
AVG. Adj. Sales Price:	79,011	COD:	20.63	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	72,626	PRD:	108.53	MIN Sales Ratio:	3.95		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	966	95.66	100.07	93.11	19.55	107.47	37.00	462.70	94.43 to 96.81	84,930	79,083
2	126	95.73	96.90	69.17	28.56	140.08	3.95	339.50	93.54 to 99.72	34,246	23,689
3	1	153.50	153.50	153.50			153.50	153.50	N/A	1,000	1,535
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1091	95.65	99.71	91.92	20.61	108.48	3.95	462.70	94.75 to 96.73	79,136	72,740
06											
07	2	126.20	126.20	101.50	21.63	124.33	98.90	153.50	N/A	10,500	10,657
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	102	98.17	100.52	88.57	18.86	113.50	11.10	280.46	95.00 to 99.60	95,937	84,968
01-0003	43	99.03	118.74	99.56	33.32	119.27	57.21	339.50	96.13 to 111.85	51,710	51,480
01-0011	3	137.08	120.23	102.96	20.28	116.77	70.11	153.50	N/A	17,833	18,361
01-0015	7	98.00	86.30	75.25	13.79	114.70	42.40	100.35	42.40 to 100.35	73,700	55,457
01-0018	814	94.22	98.86	91.64	20.63	107.88	3.95	462.70	92.74 to 95.30	77,285	70,822
01-0029	4	98.37	96.93	91.82	7.74	105.57	81.91	109.09	N/A	46,625	42,808
01-0033	50	99.45	98.55	96.31	9.56	102.33	50.16	140.17	97.37 to 100.00	105,741	101,838
01-0053	3	96.36	70.74	86.67	27.63	81.62	18.00	97.87	N/A	61,000	52,868
01-0060	31	97.51	92.46	94.79	13.15	97.54	63.31	127.00	83.65 to 100.00	107,529	101,928
01-0090											
01-0123	21	99.71	111.91	98.97	30.96	113.08	39.52	261.56	82.79 to 117.70	55,273	54,703
10-0019											
18-0501											
40-0126	11	98.68	105.35	96.75	31.81	108.90	56.76	178.20	70.58 to 141.18	42,200	40,827
50-0503											
65-0071											
91-0074	4	90.98	84.25	89.13	16.92	94.53	55.04	100.00	N/A	63,900	56,952
NonValid School											
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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TOTAL Assessed Value:	79,380,875						
AVG. Adj. Sales Price:	79,011	COD:	20.63	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	72,626	PRD:	108.53	MIN Sales Ratio:	3.95		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	162	95.87	97.18	78.10	27.81	124.44	3.95	339.50	93.71 to 99.45	45,085	35,212
Prior TO 1860	2	94.93	94.93	90.50	12.26	104.89	83.29	106.57	N/A	88,750	80,322
1860 TO 1899	34	105.14	119.60	96.85	41.61	123.49	39.60	293.85	78.60 to 134.00	53,324	51,646
1900 TO 1919	152	95.35	104.49	91.55	28.01	114.13	47.18	371.57	91.41 to 100.00	54,563	49,953
1920 TO 1939	176	97.24	103.44	94.96	22.64	108.93	37.00	239.83	92.77 to 100.00	60,865	57,796
1940 TO 1949	105	94.78	106.52	92.83	27.62	114.75	62.90	462.70	87.91 to 98.37	63,162	58,632
1950 TO 1959	113	92.99	94.05	90.44	16.91	103.99	44.69	208.32	88.64 to 97.77	75,423	68,212
1960 TO 1969	78	93.99	93.69	91.28	11.51	102.64	62.64	153.97	88.71 to 96.29	98,444	89,855
1970 TO 1979	116	95.23	94.35	92.75	11.09	101.73	65.59	159.70	90.75 to 98.73	113,918	105,657
1980 TO 1989	32	98.58	97.00	96.17	9.00	100.86	70.57	139.49	93.35 to 100.74	126,506	121,662
1990 TO 1994	23	95.03	93.51	91.13	7.57	102.62	65.01	115.04	90.26 to 98.93	171,165	155,981
1995 TO 1999	31	95.63	98.10	95.53	9.14	102.69	74.55	162.31	92.59 to 99.51	137,756	131,602
2000 TO Present	69	98.57	95.45	95.38	5.66	100.07	71.05	110.27	95.28 to 99.48	141,380	134,851
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	190.43	186.18	185.84	36.82	100.19	80.33	339.50	93.27 to 281.11	2,627	4,883
5000 TO 9999	22	114.26	132.86	132.46	39.11	100.30	39.52	272.50	99.71 to 141.27	6,803	9,011
Total \$											
1 TO 9999	31	122.45	148.34	139.75	46.17	106.15	39.52	339.50	99.72 to 168.75	5,590	7,813
10000 TO 29999	165	106.86	125.19	120.95	38.92	103.51	18.00	462.70	100.10 to 111.83	20,752	25,100
30000 TO 59999	253	99.37	101.94	101.03	19.46	100.90	34.78	180.95	96.34 to 100.91	45,491	45,962
60000 TO 99999	354	92.08	90.83	90.80	11.96	100.03	42.40	162.31	90.02 to 94.10	77,405	70,281
100000 TO 149999	177	91.68	89.68	89.82	12.72	99.84	3.95	133.77	87.44 to 95.65	122,349	109,894
150000 TO 249999	104	95.13	89.74	89.83	11.39	99.90	12.50	124.10	90.51 to 97.64	180,366	162,019
250000 TO 499999	7	79.17	80.26	78.68	16.06	102.00	54.95	100.00	54.95 to 100.00	332,143	261,342
500000 +	2	33.51	33.51	32.22	66.87	104.00	11.10	55.91	N/A	556,000	179,122
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE: 4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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(!: AVTot=0)

(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	93.27	108.01	20.55	69.82	525.70	3.95	339.50	18.00 to 218.75	16,359	3,361
5000 TO 9999	27	81.08	91.50	75.25	39.76	121.60	33.30	218.75	65.65 to 100.79	9,550	7,186
Total \$											
1 TO 9999	38	82.06	96.28	52.76	51.28	182.48	3.95	339.50	68.25 to 100.00	11,521	6,079
10000 TO 29999	134	98.64	103.75	87.60	29.08	118.44	12.50	281.11	95.00 to 100.00	24,102	21,112
30000 TO 59999	335	94.89	106.63	94.70	28.69	112.60	42.40	462.70	92.19 to 98.15	48,338	45,776
60000 TO 99999	356	94.79	95.40	90.28	14.47	105.68	11.10	180.95	93.06 to 96.21	85,311	77,015
100000 TO 149999	145	96.25	94.41	93.13	9.37	101.38	66.52	162.31	93.94 to 98.73	131,047	122,047
150000 TO 249999	80	98.82	96.31	94.88	7.77	101.51	54.95	133.77	96.71 to 99.56	189,582	179,871
250000 TO 499999	5	79.17	79.02	75.62	18.72	104.50	55.91	100.00	N/A	391,800	296,279
ALL											
	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	165	96.05	97.29	78.79	27.39	123.49	3.95	339.50	93.88 to 99.71	45,514	35,859
10	5	135.95	151.95	106.26	44.83	143.00	60.63	255.95	N/A	24,790	26,341
20	154	99.87	112.86	98.63	31.17	114.42	37.00	353.65	97.93 to 102.17	47,662	47,009
25	37	98.07	105.67	96.81	24.73	109.15	44.69	297.15	90.02 to 100.58	50,975	49,348
30	588	93.83	97.40	92.12	17.51	105.72	39.60	462.70	92.13 to 95.26	79,002	72,780
35	10	106.09	105.96	101.17	12.27	104.73	74.59	144.00	86.04 to 121.09	106,750	108,003
40	119	97.37	94.27	93.17	9.29	101.18	57.32	126.53	93.39 to 99.06	158,625	147,788
50	14	94.95	91.82	89.84	8.86	102.20	54.95	102.85	85.20 to 100.69	207,282	186,232
60	1	99.00	99.00	99.00			99.00	99.00	N/A	200,000	198,000
ALL											
	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80	79,011	72,626

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Base Stat

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NUMBER of Sales:	1093	<b>MEDIAN:</b>	<b>96</b>	COV:	35.76	95% Median C.I.:	94.77 to 96.80
TOTAL Sales Price:	83,905,002	WGT. MEAN:	92	STD:	35.68	95% Wgt. Mean C.I.:	90.25 to 93.59
TOTAL Adj.Sales Price:	86,359,288	MEAN:	100	AVG.ABS.DEV:	19.73	95% Mean C.I.:	97.64 to 101.87
TOTAL Assessed Value:	79,380,875						
AVG. Adj. Sales Price:	79,011	COD:	20.63	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	72,626	PRD:	108.53	MIN Sales Ratio:	3.95		

(!: AVTot=0)  
(!: Derived)

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	355	97.12	99.12	89.12	23.69	111.23	3.95	339.50	95.00 to 98.70		65,303	58,196
100	7	98.90	105.42	92.26	21.38	114.26	77.37	153.50	77.37 to 153.50		72,642	67,017
101	534	94.56	99.35	93.11	18.44	106.70	37.00	462.70	92.84 to 96.06		82,983	77,269
102	172	96.32	101.54	92.09	21.11	110.27	39.60	371.57	93.59 to 99.39		90,957	83,758
103	2	102.61	102.61	102.12	3.67	100.47	98.84	106.37	N/A		115,250	117,697
104	15	95.67	97.74	92.81	12.51	105.31	75.00	155.60	84.26 to 100.46		105,366	97,789
106	2	172.00	172.00	132.24	41.86	130.07	100.00	244.00	N/A		33,500	44,300
111	1	76.77	76.77	76.77			76.77	76.77	N/A		112,000	85,985
302	2	99.24	99.24	94.15	17.41	105.40	81.96	116.51	N/A		77,225	72,710
304	2	99.41	99.41	99.40	0.35	100.01	99.06	99.76	N/A		191,000	189,857
305	1	98.93	98.93	98.93			98.93	98.93	N/A		183,500	181,530
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80		79,011	72,626
CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	163	95.91	97.21	78.42	27.66	123.96	3.95	339.50	93.71 to 99.64		45,358	35,567
10	5	125.00	145.46	120.71	30.74	120.51	102.29	255.95	N/A		18,935	22,857
20	90	103.24	119.02	100.99	37.55	117.86	37.00	297.15	94.75 to 111.22		38,517	38,898
25	2	153.44	153.44	114.79	35.29	133.67	99.29	207.60	N/A		69,850	80,182
30	607	94.80	98.72	92.75	19.13	106.44	39.60	462.70	92.84 to 96.10		75,458	69,984
35	1	77.79	77.79	77.79			77.79	77.79	N/A		78,000	60,680
40	214	96.52	95.50	92.96	10.68	102.74	54.95	198.11	94.47 to 98.30		128,076	119,055
50	10	93.89	92.89	92.17	7.66	100.78	79.12	102.85	83.13 to 102.53		175,045	161,343
60	1	77.88	77.88	77.88			77.88	77.88	N/A		225,000	175,225
ALL	1093	95.67	99.76	91.92	20.63	108.53	3.95	462.70	94.77 to 96.80		79,011	72,626

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>95</b>	COV:	75.40	95% Median C.I.:	86.01 to 100.00
TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

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(!: Derived)

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
____Qrtrs____												
07/01/01 TO 09/30/01	10	107.29	99.39	94.18	20.62	105.54	40.75	146.90	49.32 to 123.40		143,100	134,769
10/01/01 TO 12/31/01	11	92.88	92.80	98.18	43.94	94.52	16.48	193.96	31.95 to 141.17		67,590	66,359
01/01/02 TO 03/31/02	9	98.66	85.04	102.01	31.75	83.36	20.18	151.70	42.51 to 113.00		335,086	341,835
04/01/02 TO 06/30/02	11	97.23	96.12	102.29	27.80	93.97	9.10	173.33	60.06 to 124.29		61,000	62,397
07/01/02 TO 09/30/02	9	97.10	112.19	103.45	42.56	108.45	37.05	256.88	66.75 to 155.00		63,861	66,062
10/01/02 TO 12/31/02	12	95.06	102.25	66.60	39.67	153.53	38.92	233.79	65.27 to 143.26		111,160	74,032
01/01/03 TO 03/31/03	11	50.19	81.19	91.87	82.72	88.38	23.94	285.00	30.50 to 123.78		184,300	169,319
04/01/03 TO 06/30/03	16	104.94	132.03	103.49	55.37	127.57	31.61	591.76	62.15 to 127.10		88,504	91,595
07/01/03 TO 09/30/03	14	101.16	134.29	103.41	66.21	129.87	39.97	591.76	54.24 to 153.25		97,004	100,308
10/01/03 TO 12/31/03	10	95.76	100.25	89.89	36.86	111.52	34.44	238.08	50.22 to 137.27		116,200	104,452
01/01/04 TO 03/31/04	13	80.44	72.47	89.64	29.37	80.85	12.50	129.30	32.86 to 100.00		153,355	137,463
04/01/04 TO 06/30/04	21	87.23	87.85	89.58	37.65	98.07	7.82	257.58	66.75 to 101.97		188,646	168,980
____Study Years____												
07/01/01 TO 06/30/02	41	97.23	93.59	99.65	31.93	93.93	9.10	193.96	86.51 to 112.65		142,957	142,451
07/01/02 TO 06/30/03	48	96.83	109.21	89.89	52.35	121.50	23.94	591.76	66.75 to 113.00		111,501	100,228
07/01/03 TO 06/30/04	58	87.14	97.75	91.85	46.83	106.42	7.82	591.76	79.66 to 100.00		146,124	134,214
____Calendar Yrs____												
01/01/02 TO 12/31/02	41	97.10	99.01	93.75	35.33	105.61	9.10	256.88	82.45 to 109.61		136,474	127,947
01/01/03 TO 12/31/03	51	100.00	115.45	96.87	56.79	119.18	23.94	591.76	66.09 to 106.54		116,930	113,272
____ALL____												
	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00		133,935	125,414

## ASSESSOR LOCATION

											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
HASTINGS	109	96.89	96.53	92.91	35.27	103.90	7.82	285.00	87.88 to 100.00		152,072	141,285
HOLSTEIN	2	62.67	62.67	62.56	0.82	100.17	62.15	63.18	N/A		24,975	15,625
JUNIATA	2	87.46	87.46	98.31	30.42	88.96	60.86	114.06	N/A		76,000	74,712
KENESAW	10	82.58	83.08	78.43	56.98	105.92	9.10	173.33	20.18 to 143.26		24,953	19,571
PROSSER	1	23.43	23.43	23.43			23.43	23.43	N/A		3,500	820
ROSELAND	1	238.08	238.08	238.08			238.08	238.08	N/A		19,000	45,235
RURAL	21	82.74	130.07	98.56	88.19	131.97	24.21	591.76	54.59 to 97.30		113,059	111,431
RURAL SUB	1	103.34	103.34	103.34			103.34	103.34	N/A		264,500	273,335
____ALL____												
	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00		133,935	125,414

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:2 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>95</b>	COV:	75.40	95% Median C.I.:	86.01 to 100.00
TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

(!: AVTot=0)

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	125	96.58	95.28	92.61	37.57	102.89	7.82	285.00	87.05 to 100.00	136,844	126,730
2	10	81.06	177.94	83.78	154.45	212.40	24.21	591.76	37.05 to 591.76	53,752	45,031
3	12	85.44	88.27	104.83	28.75	84.20	41.85	176.72	54.59 to 97.30	170,457	178,694
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	107	98.66	99.05	97.86	29.08	101.21	20.18	256.88	92.88 to 100.00	151,866	148,620
2	40	63.28	103.77	73.68	111.09	140.85	7.82	591.76	43.71 to 92.32	85,970	63,339
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	4	85.23	84.77	91.99	31.74	92.15	54.59	114.06	N/A	71,250	65,546
01-0003	12	58.36	74.51	63.64	77.13	117.09	9.10	173.33	23.43 to 122.75	33,585	21,373
01-0011	3	63.18	239.03	66.52	279.40	359.35	62.15	591.76	N/A	16,775	11,158
01-0015	12	85.44	92.25	86.56	28.79	106.57	37.05	176.72	79.10 to 97.30	64,047	55,437
01-0018	107	97.10	96.96	93.19	35.28	104.05	7.82	285.00	87.88 to 100.00	151,897	141,557
01-0029											
01-0033	1	96.58	96.58	96.58			96.58	96.58	N/A	420,000	405,615
01-0053	3	41.85	49.51	52.81	46.39	93.74	24.21	82.45	N/A	25,733	13,590
01-0060	2	87.47	87.47	119.85	39.81	72.98	52.64	122.29	N/A	598,500	717,292
01-0090											
01-0123	3	238.08	298.86	81.48	73.51	366.79	66.75	591.76	N/A	78,125	63,656
10-0019											
18-0501											
40-0126											
50-0503											
65-0071											
91-0074											
NonValid School											
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>95</b>	COV:	75.40	95% Median C.I.:	86.01 to 100.00
TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

(!: AVTot=0)

(!: Derived)

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	32	69.38	87.28	96.53	69.80	90.42	7.82	285.00	45.81 to 114.06	87,802	84,752
Prior TO 1860	1	114.36	114.36	114.36			114.36	114.36	N/A	125,000	142,945
1860 TO 1899	7	100.00	128.25	117.59	51.25	109.06	54.24	256.88	54.24 to 256.88	37,128	43,660
1900 TO 1919	24	97.89	137.24	81.69	81.47	167.99	12.50	591.76	63.18 to 146.90	123,919	101,235
1920 TO 1939	8	112.15	123.06	98.88	42.16	124.45	40.75	233.79	40.75 to 233.79	87,718	86,736
1940 TO 1949	16	82.60	75.52	74.96	24.77	100.74	20.18	120.26	52.44 to 96.89	46,056	34,524
1950 TO 1959	11	100.00	84.71	72.45	33.23	116.93	24.21	144.91	38.92 to 123.40	113,536	82,252
1960 TO 1969	16	98.50	100.02	104.87	20.77	95.37	49.32	177.14	84.46 to 105.68	176,313	184,902
1970 TO 1979	18	92.23	90.98	93.40	23.27	97.40	39.97	137.27	68.78 to 108.85	165,000	154,116
1980 TO 1989	8	100.00	87.48	88.04	19.79	99.36	41.16	117.14	41.16 to 117.14	268,981	236,815
1990 TO 1994	2	121.68	121.68	114.39	7.13	106.37	113.00	130.36	N/A	1,033,000	1,181,692
1995 TO 1999	2	91.89	91.89	96.66	12.46	95.07	80.44	103.34	N/A	186,750	180,510
2000 TO Present	2	80.48	80.48	76.26	47.17	105.53	42.51	118.44	N/A	225,000	171,580
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	230.86	301.64	190.25	81.38	158.55	23.43	591.76	23.43 to 591.76	2,323	4,420
5000 TO 9999	4	58.35	75.55	77.58	57.25	97.38	34.10	151.42	N/A	6,000	4,655
Total \$											
1 TO 9999	10	146.29	211.20	118.98	101.25	177.51	23.43	591.76	34.10 to 591.76	3,794	4,514
10000 TO 29999	26	91.92	91.09	90.43	54.41	100.74	7.82	238.08	44.07 to 122.75	17,126	15,486
30000 TO 59999	33	82.74	88.51	85.99	37.49	102.93	12.50	256.88	72.00 to 97.30	41,413	35,613
60000 TO 99999	22	99.33	103.68	101.08	38.58	102.58	32.86	257.58	54.59 to 120.79	80,425	81,293
100000 TO 149999	16	98.50	97.33	97.25	22.22	100.08	31.61	137.27	80.44 to 123.40	119,763	116,475
150000 TO 249999	22	90.72	83.13	83.62	30.97	99.41	23.94	153.25	52.44 to 108.85	185,227	154,883
250000 TO 499999	13	100.00	94.04	94.57	15.04	99.44	41.16	123.64	87.05 to 105.68	335,142	316,943
500000 +	5	100.00	91.60	98.46	22.52	93.03	38.92	122.29	N/A	1,144,255	1,126,631
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE: 4 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>95</b>	COV:	75.40	95% Median C.I.:	86.01 to 100.00
TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

(!: AVTot=0)

(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	35.58	141.65	29.54	346.11	479.53	7.82	591.76	16.48 to 176.72	8,803	2,600
5000 TO 9999	7	41.85	53.21	33.66	65.99	158.12	12.50	151.42	12.50 to 151.42	19,385	6,524
Total \$											
1 TO 9999	19	37.05	109.07	31.85	238.04	342.40	7.82	591.76	20.18 to 141.17	12,702	4,046
10000 TO 29999	28	80.64	92.14	69.67	47.09	132.26	30.50	285.00	60.06 to 100.00	26,477	18,445
30000 TO 59999	27	83.64	85.66	66.29	35.06	129.22	23.94	238.08	54.59 to 99.56	63,878	42,342
60000 TO 99999	22	91.70	103.70	81.54	41.06	127.17	34.44	256.88	68.78 to 117.20	96,063	78,332
100000 TO 149999	20	99.89	105.87	94.21	28.30	112.37	42.51	193.96	84.46 to 120.79	130,625	123,068
150000 TO 249999	16	105.60	110.09	90.69	26.48	121.39	38.92	257.58	93.56 to 129.30	215,986	195,888
250000 TO 499999	10	102.15	108.14	106.04	8.99	101.98	96.22	153.25	96.58 to 122.04	326,185	345,875
500000 +	5	113.00	108.55	106.94	11.00	101.50	83.80	123.64	N/A	1,107,515	1,184,348
ALL											
	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	67	94.54	97.19	98.95	43.40	98.22	7.82	285.00	82.58 to 108.85	130,109	128,747
10	4	48.05	56.51	63.57	48.87	88.90	24.21	105.74	N/A	27,300	17,353
15	5	78.82	75.19	78.95	24.69	95.25	47.27	100.00	N/A	56,500	44,605
20	68	96.76	108.06	89.47	46.64	120.78	12.50	591.76	80.44 to 102.32	143,816	128,673
30	3	100.00	95.68	95.95	4.32	99.72	87.05	100.00	N/A	266,666	255,873
ALL											
	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	72.00	87.63	97.05	68.12	90.29	7.82	285.00	43.71 to 100.00	85,796	83,268
170	2	119.32	119.32	116.41	4.16	102.51	114.36	124.29	N/A	78,750	91,670
297	1	108.85	108.85	108.85			108.85	108.85	N/A	155,000	168,710
300	3	97.10	126.03	108.47	36.70	116.19	87.05	193.96	N/A	125,083	135,678
303	1	100.00	100.00	100.00			100.00	100.00	N/A	350,000	350,000
304	1	100.00	100.00	100.00			100.00	100.00	N/A	108,000	108,000
309	1	106.54	106.54	106.54			106.54	106.54	N/A	42,000	44,745
328	1	114.06	114.06	114.06			114.06	114.06	N/A	107,000	122,040
336	1	120.79	120.79	120.79			120.79	120.79	N/A	98,000	118,370
340	1	238.08	238.08	238.08			238.08	238.08	N/A	19,000	45,235
341	1	102.32	102.32	102.32			102.32	102.32	N/A	389,850	398,890
343	3	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	338,333	338,333
344	8	90.66	103.70	88.44	33.07	117.25	39.97	166.34	39.97 to 166.34	85,812	75,892
346	1	50.22	50.22	50.22			50.22	50.22	N/A	90,000	45,195
349	1	100.00	100.00	100.00			100.00	100.00	N/A	200,000	200,000
350	3	123.40	129.76	142.40	10.97	91.13	112.65	153.25	N/A	116,666	166,131
351	5	99.56	83.94	58.96	31.59	142.37	38.92	120.26	N/A	228,839	134,917
352	1	93.99	93.99	93.99			93.99	93.99	N/A	188,000	176,695
353	14	98.45	99.02	97.63	39.63	101.43	41.16	256.88	49.32 to 135.60	214,178	209,094
386	3	130.36	125.75	125.35	7.07	100.31	109.61	137.27	N/A	152,000	190,536
391	1	82.45	82.45	82.45			82.45	82.45	N/A	33,000	27,210
406	22	85.08	79.97	91.52	29.39	87.38	20.18	146.90	54.59 to 100.00	81,318	74,419
419	1	122.04	122.04	122.04			122.04	122.04	N/A	250,000	305,095
442	2	120.16	120.16	150.38	47.42	79.91	63.18	177.14	N/A	42,475	63,872
444	1	99.77	99.77	99.77			99.77	99.77	N/A	128,400	128,110
450	15	66.75	135.55	75.34	148.30	179.91	12.50	591.76	34.10 to 117.20	179,608	135,324
451	8	99.47	111.65	97.82	28.25	114.13	65.27	233.79	65.27 to 233.79	189,264	185,143
455	1	78.31	78.31	78.31			78.31	78.31	N/A	90,000	70,480
472	2	74.94	74.94	86.35	29.75	86.79	52.64	97.23	N/A	86,000	74,257
494	2	69.57	69.57	74.86	10.66	92.92	62.15	76.98	N/A	105,000	78,607
528	8	73.80	94.71	78.23	43.30	121.06	50.19	173.33	50.19 to 173.33	88,562	69,285
544	1	123.64	123.64	123.64			123.64	123.64	N/A	425,000	525,465
ALL	147	94.54	100.33	93.64	44.09	107.15	7.82	591.76	86.01 to 100.00	133,935	125,414

**PA&T 2005 R&O Statistics**

Base Stat

*State Stat Run*

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	147	<b>MEDIAN:</b>	<b>95</b>	COV:	75.40	95% Median C.I.:	86.01 to 100.00
TOTAL Sales Price:	18,626,133	WGT. MEAN:	94	STD:	75.66	95% Wgt. Mean C.I.:	85.70 to 101.58
TOTAL Adj.Sales Price:	19,688,582	MEAN:	100	AVG.ABS.DEV:	41.68	95% Mean C.I.:	88.10 to 112.56
TOTAL Assessed Value:	18,435,985						
AVG. Adj. Sales Price:	133,935	COD:	44.09	MAX Sales Ratio:	591.76		
AVG. Assessed Value:	125,414	PRD:	107.15	MIN Sales Ratio:	7.82		

(!: AVTot=0)

(!: Derived)

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	11	97.10	109.41	95.83	22.45	114.17	65.27	233.79	87.05 to 120.26	130,704	125,259
03	135	93.22	99.57	93.32	46.59	106.70	7.82	591.76	82.58 to 100.00	133,232	124,331
04	1	103.34	103.34	103.34			103.34	103.34	N/A	264,500	273,335
<u>ALL</u>	<u>147</u>	<u>94.54</u>	<u>100.33</u>	<u>93.64</u>	<u>44.09</u>	<u>107.15</u>	<u>7.82</u>	<u>591.76</u>	<u>86.01 to 100.00</u>	<u>133,935</u>	<u>125,414</u>

# PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>76</b>	COV:	30.68	95% Median C.I.:	70.73 to 85.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,976,228	WGT. MEAN:	72	STD:	24.09	95% Wgt. Mean C.I.:	65.28 to 77.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,312,698	MEAN:	79	AVG.ABS.DEV:	18.02	95% Mean C.I.:	72.71 to 84.34	
(AgLand) TOTAL Assessed Value:	8,819,465							
AVG. Adj. Sales Price:	186,556	COD:	23.81	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	133,628	PRD:	109.63	MIN Sales Ratio:	16.95			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	3	86.30	84.41	75.67	8.24	111.55	72.80	94.13	N/A		99,680	75,428
10/01/01 TO 12/31/01	10	96.18	92.77	90.50	16.68	102.50	54.96	124.03	66.60 to 116.85		126,155	114,174
01/01/02 TO 03/31/02	9	75.59	77.60	75.02	15.37	103.43	44.55	108.95	68.25 to 90.39		168,229	126,212
04/01/02 TO 06/30/02	6	85.09	71.05	63.49	26.70	111.92	20.48	101.23	20.48 to 101.23		202,350	128,467
07/01/02 TO 09/30/02	3	75.78	92.60	85.90	29.63	107.79	67.33	134.68	N/A		131,113	112,628
10/01/02 TO 12/31/02	6	71.16	67.65	62.29	8.88	108.60	51.94	74.01	51.94 to 74.01		280,300	174,600
01/01/03 TO 03/31/03	5	92.44	88.81	86.98	6.20	102.11	80.21	96.10	N/A		173,976	151,326
04/01/03 TO 06/30/03	5	83.94	86.07	85.38	11.10	100.82	68.33	107.61	N/A		195,091	166,562
07/01/03 TO 09/30/03	2	112.92	112.92	93.80	37.36	120.39	70.73	155.11	N/A		172,025	161,355
10/01/03 TO 12/31/03	3	88.38	86.78	95.35	19.51	91.01	60.11	111.83	N/A		99,871	95,226
01/01/04 TO 03/31/04	9	60.58	57.15	55.81	12.65	102.40	41.38	68.20	47.69 to 65.08		317,381	177,131
04/01/04 TO 06/30/04	5	68.92	63.69	60.86	28.06	104.65	16.95	100.59	N/A		120,672	73,442
____Study Years____												
07/01/01 TO 06/30/02	28	85.73	82.34	76.36	19.81	107.84	20.48	124.03	74.49 to 93.85		153,170	116,955
07/01/02 TO 06/30/03	19	80.21	82.01	75.88	15.96	108.07	51.94	134.68	68.44 to 92.44		206,341	156,575
07/01/03 TO 06/30/04	19	64.39	69.42	62.62	28.46	110.85	16.95	155.11	54.29 to 72.51		215,971	135,251
____Calendar Yrs____												
01/01/02 TO 12/31/02	24	74.25	75.35	68.54	20.58	109.93	20.48	134.68	68.25 to 85.16		200,137	137,175
01/01/03 TO 12/31/03	15	88.38	90.71	88.30	16.58	102.72	60.11	155.11	80.21 to 96.10		165,933	146,522
____ALL____												
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16		186,556	133,628

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>76</b>	COV:	30.68	95% Median C.I.:	70.73 to 85.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,976,228	WGT. MEAN:	72	STD:	24.09	95% Wgt. Mean C.I.:	65.28 to 77.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,312,698	MEAN:	79	AVG.ABS.DEV:	18.02	95% Mean C.I.:	72.71 to 84.34	
(AgLand) TOTAL Assessed Value:	8,819,465							
AVG. Adj. Sales Price:	186,556	COD:	23.81	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	133,628	PRD:	109.63	MIN Sales Ratio:	16.95			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3659	3	75.78	80.26	70.96	15.92	113.10	64.39	100.59	N/A	173,260	122,946
3661	11	76.68	81.93	78.44	16.78	104.46	63.61	107.61	67.33 to 101.56	171,426	134,458
3663	5	51.94	52.08	52.96	8.19	98.34	44.55	60.58	N/A	318,546	168,698
3665	3	75.59	76.76	71.51	9.48	107.33	66.60	88.09	N/A	181,180	129,570
3765	4	78.05	78.51	80.26	5.77	97.82	74.01	83.94	N/A	223,199	179,141
3767	5	68.33	71.10	53.50	34.99	132.91	41.38	111.83	N/A	351,077	187,811
3769	2	87.60	87.60	88.15	1.48	99.37	86.30	88.90	N/A	74,312	65,507
3771	4	65.95	71.53	66.15	14.60	108.15	60.11	94.13	N/A	179,304	118,601
3797	1	47.69	47.69	47.69			47.69	47.69	N/A	176,001	83,940
3895	5	81.60	79.68	79.71	10.20	99.95	65.08	94.03	N/A	183,800	146,516
3897	6	70.38	57.18	66.95	30.87	85.41	16.95	90.39	16.95 to 90.39	127,836	85,583
3899	2	73.93	73.93	68.62	19.56	107.73	59.47	88.38	N/A	132,400	90,852
4003	7	91.99	91.80	87.68	23.85	104.70	54.96	155.11	54.96 to 155.11	156,475	137,194
4005	4	103.73	101.40	93.83	11.09	108.06	81.28	116.85	N/A	120,693	113,247
4007	4	110.07	108.50	100.23	18.95	108.25	79.17	134.68	N/A	138,000	138,316
ALL											
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628
ALL											
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628
ALL											
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

# PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>76</b>	COV:	30.68	95% Median C.I.:	70.73 to 85.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,976,228	WGT. MEAN:	72	STD:	24.09	95% Wgt. Mean C.I.:	65.28 to 77.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,312,698	MEAN:	79	AVG.ABS.DEV:	18.02	95% Mean C.I.:	72.71 to 84.34	
(AgLand) TOTAL Assessed Value:	8,819,465							
AVG. Adj. Sales Price:	186,556	COD:	23.81	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	133,628	PRD:	109.63	MIN Sales Ratio:	16.95			

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SCHOOL DISTRICT *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)												
-												
01-0001	9	70.73	70.44	69.39	27.81	101.51	16.95	111.83	47.69 to 94.13		123,929	85,991
01-0003	10	68.35	80.27	72.97	21.42	110.00	63.61	124.03	63.70 to 107.61		221,630	161,726
01-0011	2	115.39	115.39	112.84	16.72	102.26	96.10	134.68	N/A		106,000	119,615
01-0015	8	70.30	65.63	58.58	18.32	112.04	41.38	83.94	41.38 to 83.94		350,705	205,432
01-0018												
01-0029	8	87.60	86.83	85.37	10.50	101.71	67.33	101.56	67.33 to 101.56		119,126	101,698
01-0033	1	88.09	88.09	88.09			88.09	88.09	N/A		48,740	42,935
01-0053	3	59.47	51.48	67.78	30.28	75.95	20.48	74.49	N/A		146,220	99,105
01-0060	4	81.11	79.71	75.48	13.87	105.60	65.08	91.53	N/A		155,062	117,048
01-0090	1	68.92	68.92	68.92			68.92	68.92	N/A		148,110	102,080
01-0123	9	85.16	90.89	87.15	13.54	104.30	72.51	116.85	79.17 to 108.95		154,641	134,763
10-0019												
18-0501												
40-0126	5	51.94	55.08	54.37	13.97	101.31	44.55	75.59	N/A		303,502	165,014
50-0503												
65-0071												
91-0074	6	92.92	95.31	92.69	23.73	102.82	54.96	155.11	54.96 to 155.11		140,888	130,588
NonValid School												
ALL	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16		186,556	133,628

ACRES IN SALE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
0.01 TO 10.00	2	57.30	57.30	76.37	64.27	75.04	20.48	94.13	N/A		8,708	6,650
30.01 TO 50.00	10	96.52	86.32	77.57	20.54	111.28	16.95	116.85	60.11 to 108.95		51,917	40,274
50.01 TO 100.00	22	74.01	75.33	73.38	18.42	102.66	44.55	124.03	67.33 to 88.38		130,503	95,766
100.01 TO 180.00	25	74.49	80.42	76.65	18.86	104.92	54.29	134.68	68.25 to 85.16		229,476	175,898
180.01 TO 330.00	6	76.07	80.85	62.32	39.67	129.74	41.38	155.11	41.38 to 155.11		407,305	253,816
330.01 TO 650.00	1	51.94	51.94	51.94			51.94	51.94	N/A		724,305	376,190
ALL	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16		186,556	133,628

# PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>76</b>	COV:	30.68	95% Median C.I.:	70.73 to 85.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,976,228	WGT. MEAN:	72	STD:	24.09	95% Wgt. Mean C.I.:	65.28 to 77.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,312,698	MEAN:	79	AVG.ABS.DEV:	18.02	95% Mean C.I.:	72.71 to 84.34	
(AgLand) TOTAL Assessed Value:	8,819,465							
AVG. Adj. Sales Price:	186,556	COD:	23.81	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	133,628	PRD:	109.63	MIN Sales Ratio:	16.95			

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## MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	72.51	76.19	72.61	16.80	104.93	47.69	107.61	67.33 to 103.12	137,895	100,128
DRY-N/A	8	98.66	107.86	113.08	17.36	95.39	86.30	155.11	86.30 to 155.11	65,152	73,673
GRASS	2	37.72	37.72	51.54	45.71	73.19	20.48	54.96	N/A	21,140	10,895
GRASS-N/A	3	60.11	57.03	69.20	42.74	82.42	16.95	94.03	N/A	130,916	90,588
IRRGTD	9	82.09	86.37	79.98	18.15	107.99	60.58	124.03	64.39 to 100.59	169,320	135,418
IRRGTD-N/A	35	73.88	74.58	67.70	18.97	110.16	41.38	116.85	68.20 to 81.28	245,471	166,188
ALL	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	76.68	84.64	78.30	22.78	108.10	47.69	134.68	68.33 to 103.12	112,268	87,910
DRY-N/A	4	102.53	112.06	114.84	19.47	97.58	88.09	155.11	N/A	75,697	86,930
GRASS	3	20.48	30.80	27.14	61.88	113.47	16.95	54.96	N/A	47,843	12,985
GRASS-N/A	2	77.07	77.07	87.34	22.00	88.24	60.11	94.03	N/A	145,750	127,300
IRRGTD	28	80.90	81.46	78.21	16.38	104.15	54.29	124.03	71.83 to 90.39	200,154	156,543
IRRGTD-N/A	16	69.46	69.17	58.79	22.60	117.65	41.38	116.85	49.04 to 81.28	281,940	165,759
ALL	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	87.19	87.09	80.60	19.42	108.05	47.69	134.68	68.44 to 103.12	104,264	84,041
DRY-N/A	1	155.11	155.11	155.11			155.11	155.11	N/A	94,050	145,880
GRASS	5	54.96	49.31	67.48	42.47	73.07	16.95	94.03	N/A	87,006	58,711
IRRGTD	41	75.59	77.25	69.32	20.30	111.45	41.38	124.03	68.25 to 85.16	227,290	157,552
IRRGTD-N/A	3	70.73	73.40	72.28	6.16	101.56	68.20	81.28	N/A	265,500	191,896
ALL	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16	186,556	133,628

# PA&T 2005 R&O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>76</b>	COV:	30.68	95% Median C.I.:	70.73 to 85.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,976,228	WGT. MEAN:	72	STD:	24.09	95% Wgt. Mean C.I.:	65.28 to 77.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,312,698	MEAN:	79	AVG.ABS.DEV:	18.02	95% Mean C.I.:	72.71 to 84.34	
(AgLand) TOTAL Assessed Value:	8,819,465							
AVG. Adj. Sales Price:	186,556	COD:	23.81	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	133,628	PRD:	109.63	MIN Sales Ratio:	16.95			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	20.48	20.48	20.48			20.48	20.48	N/A		4,200	860
Total \$												
1 TO 9999	1	20.48	20.48	20.48			20.48	20.48	N/A		4,200	860
10000 TO 29999	1	94.13	94.13	94.13			94.13	94.13	N/A		13,216	12,440
30000 TO 59999	11	92.44	89.94	89.04	16.19	101.00	54.96	116.85	60.11 to 108.95		45,885	40,858
60000 TO 99999	4	112.53	117.14	117.71	24.66	99.52	88.38	155.11	N/A		91,462	107,656
100000 TO 149999	12	82.34	79.09	79.85	25.81	99.05	16.95	124.03	68.33 to 96.10		121,907	97,337
150000 TO 249999	21	74.01	76.81	76.81	15.61	99.99	47.69	111.83	68.44 to 82.09		190,945	146,668
250000 TO 499999	13	68.20	70.19	70.51	10.71	99.55	54.29	91.99	63.70 to 80.21		298,832	210,700
500000 +	3	42.45	45.25	45.42	8.30	99.63	41.38	51.94	N/A		689,043	312,963
ALL												
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16		186,556	133,628

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	20.48	20.48	20.48			20.48	20.48	N/A		4,200	860
Total \$												
1 TO 9999	1	20.48	20.48	20.48			20.48	20.48	N/A		4,200	860
10000 TO 29999	3	54.96	55.35	33.13	46.80	167.08	16.95	94.13	N/A		50,848	16,845
30000 TO 59999	11	92.44	88.99	83.48	17.21	106.60	44.55	116.85	60.11 to 108.95		51,515	43,005
60000 TO 99999	8	74.14	72.63	68.29	17.85	106.35	47.69	90.39	47.69 to 90.39		132,186	90,271
100000 TO 149999	18	78.59	87.38	82.45	22.30	105.98	59.47	155.11	71.83 to 93.85		149,950	123,633
150000 TO 249999	20	71.77	77.59	74.93	17.50	103.54	54.29	111.83	66.60 to 81.28		252,355	189,097
250000 TO 499999	5	51.94	62.34	56.20	35.47	110.92	41.38	91.99	N/A		557,117	313,099
ALL												
	66	75.68	78.53	71.63	23.81	109.63	16.95	155.11	70.73 to 85.16		186,556	133,628

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1095	MEDIAN:	94	COV:	43.33	95% Median C.I.:	92.44 to 95.00
TOTAL Sales Price:	83,919,802	WGT. MEAN:	91	STD:	42.12	95% Wgt. Mean C.I.:	88.89 to 92.32
TOTAL Adj.Sales Price:	86,326,588	MEAN:	97	AVG.ABS.DEV:	21.26	95% Mean C.I.:	94.69 to 99.68
TOTAL Assessed Value:	78,216,305						
AVG. Adj. Sales Price:	78,837	COD:	22.63	MAX Sales Ratio:	830.00		
AVG. Assessed Value:	71,430	PRD:	107.27	MIN Sales Ratio:	2.06		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	166	97.41	100.55	93.45	20.72	107.61	44.69	297.15	93.80 to 98.74	80,588	75,306
10/01/02 TO 12/31/02	123	94.09	96.42	93.27	19.74	103.37	32.04	218.75	91.39 to 97.04	67,788	63,228
01/01/03 TO 03/31/03	93	98.28	103.40	99.39	18.61	104.04	6.88	353.65	95.22 to 100.91	67,436	67,026
04/01/03 TO 06/30/03	150	96.85	99.99	96.25	20.62	103.89	18.00	371.57	93.94 to 99.54	76,097	73,247
07/01/03 TO 09/30/03	170	89.81	93.91	87.18	20.33	107.73	39.60	462.70	85.70 to 93.27	81,375	70,939
10/01/03 TO 12/31/03	118	91.54	100.52	88.75	30.73	113.26	3.53	830.00	88.20 to 95.78	76,281	67,698
01/01/04 TO 03/31/04	103	92.03	94.93	89.29	24.43	106.32	2.31	293.85	86.47 to 99.34	82,749	73,884
04/01/04 TO 06/30/04	172	87.68	90.99	83.90	25.58	108.46	2.06	264.22	84.38 to 91.92	90,501	75,927
-----Study Years-----											
07/01/02 TO 06/30/03	532	96.36	99.94	95.17	20.24	105.01	6.88	371.57	94.89 to 97.91	74,063	70,486
07/01/03 TO 06/30/04	563	89.66	94.59	86.77	25.03	109.01	2.06	830.00	87.79 to 92.06	83,347	72,322
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	531	94.42	98.76	91.97	22.51	107.38	3.53	830.00	92.74 to 95.78	76,311	70,185
-----ALL-----											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COUNTRY ESTATES	1	97.64	97.64	97.64			97.64	97.64	N/A	150,000	146,455
HASTINGS	915	94.21	97.85	91.83	21.27	106.56	2.06	462.70	92.77 to 95.17	78,365	71,962
HOLSTEIN	3	137.08	120.23	102.96	20.28	116.77	70.11	153.50	N/A	17,833	18,361
JUNIATA	17	87.73	82.65	87.47	25.74	94.49	7.17	166.71	69.27 to 100.49	56,358	49,295
KENESAW	37	87.79	110.87	83.04	52.65	133.51	6.88	830.00	73.56 to 100.91	49,185	40,843
PROSSER	3	98.30	110.54	101.28	13.08	109.14	97.37	135.95	N/A	52,733	53,408
ROSELAND	13	100.58	114.93	98.67	40.31	116.48	39.90	264.22	77.26 to 165.37	37,942	37,436
RURAL	59	85.75	81.57	74.80	27.51	109.05	3.53	174.53	78.03 to 97.04	93,194	69,708
RURAL SUB	1	83.68	83.68	83.68			83.68	83.68	N/A	20,000	16,735
SUBURBAN	46	95.06	91.35	92.18	14.48	99.10	44.52	127.00	86.63 to 98.75	118,935	109,635
-----ALL-----											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	986	94.19	98.44	91.64	22.76	107.41	2.06	830.00	92.77 to 95.17	76,212	69,842
2	49	95.00	91.05	92.21	14.26	98.74	44.52	127.00	87.36 to 97.87	115,868	106,846
3	60	85.71	81.71	74.79	27.23	109.26	3.53	174.53	78.03 to 97.56	91,727	68,598
-----ALL-----											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1095	MEDIAN:	94	COV:	43.33	95% Median C.I.:	92.44 to 95.00
TOTAL Sales Price:	83,919,802	WGT. MEAN:	91	STD:	42.12	95% Wgt. Mean C.I.:	88.89 to 92.32
TOTAL Adj.Sales Price:	86,326,588	MEAN:	97	AVG.ABS.DEV:	21.26	95% Mean C.I.:	94.69 to 99.68
TOTAL Assessed Value:	78,216,305						
AVG. Adj. Sales Price:	78,837	COD:	22.63	MAX Sales Ratio:	830.00		
AVG. Assessed Value:	71,430	PRD:	107.27	MIN Sales Ratio:	2.06		

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## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	966	94.45	99.48	92.25	20.80	107.84	22.78	830.00	93.11 to 95.65	84,879	78,302
2	128	80.17	79.45	59.42	39.61	133.70	2.06	280.46	69.75 to 92.41	33,842	20,110
3	1	153.50	153.50	153.50			153.50	153.50	N/A	1,000	1,535
_____ALL_____											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1093	93.94	97.11	90.60	22.58	107.19	2.06	830.00	92.41 to 95.00	78,962	71,536
06											
07	2	140.30	140.30	128.36	9.41	109.30	127.10	153.50	N/A	10,500	13,477
_____ALL_____											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	102	90.98	87.97	84.16	28.28	104.53	2.06	280.46	85.18 to 96.16	95,471	80,346
01-0003	44	95.79	109.61	85.89	42.67	127.61	6.88	830.00	77.58 to 101.79	50,762	43,602
01-0011	3	137.08	120.23	102.96	20.28	116.77	70.11	153.50	N/A	17,833	18,361
01-0015	7	83.68	78.88	71.05	21.84	111.02	22.78	100.00	22.78 to 100.00	73,700	52,362
01-0018	815	93.75	98.39	91.21	21.19	107.88	3.95	462.70	92.16 to 94.89	77,196	70,408
01-0029	4	96.20	92.23	87.10	8.08	105.89	76.51	100.00	N/A	46,625	40,610
01-0033	50	96.22	93.15	95.99	12.64	97.04	32.04	129.77	92.41 to 99.54	105,741	101,501
01-0053	3	92.74	69.26	85.42	28.41	81.08	18.00	97.04	N/A	61,000	52,108
01-0060	31	91.89	89.17	94.13	16.95	94.74	52.15	127.00	80.91 to 99.56	107,529	101,211
01-0090											
01-0123	21	100.58	110.10	97.48	30.38	112.95	39.90	264.22	82.15 to 115.76	55,273	53,880
10-0019											
18-0501											
40-0126	11	79.89	79.96	88.81	44.34	90.04	3.53	174.53	8.97 to 138.42	42,200	37,476
50-0503											
65-0071											
91-0074	4	88.98	83.25	87.22	17.69	95.45	55.04	100.00	N/A	63,900	55,733
NonValid School											
_____ALL_____											
	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	86,326,588	MEAN:	97	AVG.ABS.DEV:	21.26	95% Mean C.I.:	94.69 to 99.68
TOTAL Assessed Value:	78,216,305						
AVG. Adj. Sales Price:	78,837	COD:	22.63	MAX Sales Ratio:	830.00		
AVG. Assessed Value:	71,430	PRD:	107.27	MIN Sales Ratio:	2.06		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	164	84.92	82.48	71.52	35.36	115.32	2.06	280.46	77.04 to 93.27	44,625	31,916
Prior TO 1860	2	93.51	93.51	88.54	13.97	105.61	80.44	106.57	N/A	88,750	78,580
1860 TO 1899	34	105.14	119.05	95.18	43.37	125.09	39.60	293.85	78.15 to 134.00	53,324	50,751
1900 TO 1919	152	94.51	105.65	89.86	32.06	117.57	47.18	830.00	89.75 to 100.00	54,563	49,031
1920 TO 1939	176	95.62	101.63	93.22	22.90	109.02	37.00	239.83	90.83 to 100.00	60,865	56,739
1940 TO 1949	105	94.15	106.32	92.61	27.79	114.80	62.90	462.70	87.91 to 97.44	63,162	58,497
1950 TO 1959	113	91.67	93.46	89.68	17.36	104.22	44.69	208.32	88.11 to 97.04	75,423	67,637
1960 TO 1969	78	93.02	93.56	91.25	12.21	102.54	62.64	153.97	88.61 to 96.29	98,444	89,826
1970 TO 1979	116	94.20	93.98	92.58	11.19	101.52	65.59	159.70	89.95 to 98.23	113,918	105,461
1980 TO 1989	32	99.15	99.44	98.34	13.95	101.12	69.27	166.71	93.35 to 102.15	125,021	122,945
1990 TO 1994	23	95.03	93.07	90.86	7.87	102.43	65.01	115.04	88.40 to 97.37	171,165	155,519
1995 TO 1999	31	94.25	97.59	93.45	11.61	104.43	65.66	162.31	90.85 to 99.51	137,756	128,730
2000 TO Present	69	96.16	93.37	93.62	7.42	99.72	38.60	110.27	92.84 to 98.71	141,380	132,366
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	10	138.75	210.99	250.74	80.22	84.15	80.33	830.00	93.27 to 218.75	2,845	7,133
5000 TO 10000	30	100.29	130.55	133.68	67.79	97.65	3.53	462.70	78.94 to 138.42	7,655	10,234
Total \$											
1 TO 9999	32	100.81	144.05	132.88	73.31	108.40	3.53	830.00	93.27 to 153.50	5,566	7,396
10000 TO 29999	166	100.00	115.70	111.83	45.94	103.46	2.06	462.70	97.12 to 109.70	20,687	23,134
30000 TO 59999	254	98.33	99.50	98.79	20.54	100.72	6.33	180.95	94.83 to 100.00	45,499	44,948
60000 TO 99999	353	90.16	89.47	89.32	12.92	100.17	22.78	162.31	88.39 to 92.58	77,355	69,097
100000 TO 149999	177	90.77	89.55	89.74	12.88	99.80	3.95	133.20	86.99 to 94.42	122,349	109,791
150000 TO 249999	104	91.99	89.42	89.54	12.82	99.87	12.50	128.87	88.98 to 97.01	180,366	161,493
250000 TO 499999	7	76.85	76.67	75.82	16.47	101.12	54.95	100.00	54.95 to 100.00	332,143	251,829
500000 +	2	31.78	31.78	30.56	66.73	103.99	10.57	52.99	N/A	556,000	169,922
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales: 1095 MEDIAN: 94 COV: 43.33 95% Median C.I.: 92.44 to 95.00  
TOTAL Sales Price: 83,919,802 WGT. MEAN: 91 STD: 42.12 95% Wgt. Mean C.I.: 88.89 to 92.32  
TOTAL Adj.Sales Price: 86,326,588 MEAN: 97 AVG.ABS.DEV: 21.26 95% Mean C.I.: 94.69 to 99.68  
TOTAL Assessed Value: 78,216,305  
AVG. Adj. Sales Price: 78,837 COD: 22.63 MAX Sales Ratio: 830.00  
AVG. Assessed Value: 71,430 PRD: 107.27 MIN Sales Ratio: 2.06

Printed: 01/17/2005 22:07:35

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	24	38.36	52.20	15.52	110.93	336.33	2.06	218.75	6.88 to 93.27	15,939	2,473
5000 TO 10000	26	79.58	87.49	63.90	42.50	136.91	13.60	218.75	55.04 to 100.58	11,421	7,298
Total \$											
1 TO 9999	48	60.35	69.74	34.87	73.10	199.97	2.06	218.75	39.90 to 93.27	13,687	4,773
10000 TO 29999	137	93.71	94.47	79.60	31.85	118.68	12.50	272.50	83.14 to 98.61	25,446	20,255
30000 TO 59999	337	93.35	106.52	92.82	30.93	114.76	38.60	830.00	90.83 to 95.84	49,477	45,924
60000 TO 99999	349	93.75	94.79	89.61	14.85	105.77	10.57	180.95	91.41 to 95.31	86,056	77,119
100000 TO 149999	140	95.38	93.72	92.37	9.79	101.45	66.51	162.31	92.55 to 97.56	132,340	122,248
150000 TO 249999	78	97.29	96.31	94.54	9.72	101.87	54.95	133.20	94.33 to 99.56	189,604	179,260
250000 TO 499999	6	87.10	86.84	79.84	24.25	108.77	52.99	128.87	52.99 to 128.87	359,833	287,307
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	167	85.26	82.84	72.50	34.95	114.26	2.06	280.46	78.03 to 93.88	45,057	32,665
10	5	135.95	157.59	110.81	40.68	142.22	60.63	255.95	N/A	24,790	27,469
20	154	99.87	114.23	97.37	34.05	117.31	37.00	830.00	95.78 to 101.51	47,662	46,409
25	37	98.07	106.20	96.99	25.57	109.49	44.69	297.15	90.02 to 100.58	50,975	49,440
30	588	92.57	96.40	91.17	18.27	105.74	38.60	462.70	90.25 to 94.15	78,921	71,951
35	10	104.38	106.61	102.55	14.73	103.96	74.59	144.00	86.04 to 127.35	106,750	109,471
40	119	95.34	93.56	92.29	10.43	101.37	53.88	126.53	91.92 to 97.65	158,625	146,403
50	14	94.88	90.46	88.41	10.01	102.32	54.95	102.85	85.20 to 100.69	207,282	183,256
60	1	128.87	128.87	128.87			128.87	128.87	N/A	200,000	257,745
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1095	MEDIAN:	94	COV:	43.33	95% Median C.I.:	92.44 to 95.00
TOTAL Sales Price:	83,919,802	WGT. MEAN:	91	STD:	42.12	95% Wgt. Mean C.I.:	88.89 to 92.32
TOTAL Adj.Sales Price:	86,326,588	MEAN:	97	AVG.ABS.DEV:	21.26	95% Mean C.I.:	94.69 to 99.68
TOTAL Assessed Value:	78,216,305						
AVG. Adj. Sales Price:	78,837	COD:	22.63	MAX Sales Ratio:	830.00		
AVG. Assessed Value:	71,430	PRD:	107.27	MIN Sales Ratio:	2.06		

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## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	357	93.87	92.09	86.71	26.99	106.20	2.06	297.15	90.24 to 95.81	64,979	56,344
100	7	113.83	109.44	93.37	20.24	117.22	77.37	153.50	77.37 to 153.50	72,642	67,823
101	534	93.33	98.28	92.06	19.21	106.75	37.00	462.70	90.85 to 94.89	82,894	76,314
102	172	95.23	103.97	91.71	25.37	113.37	39.60	830.00	92.70 to 99.59	90,957	83,414
103	2	110.54	110.54	111.07	3.77	99.52	106.37	114.71	N/A	115,250	128,012
104	15	88.84	95.61	90.57	14.40	105.56	75.00	155.60	84.26 to 100.46	105,366	95,434
106	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	33,500	33,500
111	1	76.77	76.77	76.77			76.77	76.77	N/A	112,000	85,985
302	2	99.24	99.24	94.15	17.41	105.40	81.96	116.51	N/A	77,225	72,710
304	2	95.23	95.23	95.13	3.34	100.10	92.06	98.41	N/A	191,000	181,707
305	1	97.01	97.01	97.01			97.01	97.01	N/A	183,500	178,020
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	165	85.09	82.62	72.05	35.22	114.67	2.06	280.46	77.41 to 93.71	44,897	32,349
10	5	120.39	144.54	119.08	31.92	121.38	102.29	255.95	N/A	18,935	22,548
20	90	100.54	123.41	99.27	44.92	124.32	37.00	830.00	94.43 to 111.22	38,517	38,236
25	2	152.79	152.79	113.67	35.88	134.41	97.97	207.60	N/A	69,850	79,397
30	607	93.74	97.62	91.83	19.68	106.31	39.60	462.70	90.83 to 95.30	75,379	69,220
35	1	77.79	77.79	77.79			77.79	77.79	N/A	78,000	60,680
40	214	94.85	94.98	92.41	11.70	102.77	38.60	198.11	92.70 to 96.80	128,076	118,361
50	10	93.89	91.58	90.49	9.05	101.21	70.03	102.85	79.12 to 102.53	175,045	158,397
60	1	77.88	77.88	77.88			77.88	77.88	N/A	225,000	175,225
ALL	1095	93.95	97.19	90.61	22.63	107.27	2.06	830.00	92.44 to 95.00	78,837	71,430

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	150	MEDIAN:	83	COV:	76.29	95% Median C.I.:	72.95 to 90.55
TOTAL Sales Price:	18,807,443	WGT. MEAN:	73	STD:	66.06	95% Wgt. Mean C.I.:	58.47 to 87.48
TOTAL Adj.Sales Price:	19,869,892	MEAN:	87	AVG.ABS.DEV:	38.72	95% Mean C.I.:	76.01 to 97.15
TOTAL Assessed Value:	14,499,900						
AVG. Adj. Sales Price:	132,465	COD:	46.66	MAX Sales Ratio:	523.94		
AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/01 TO 09/30/01	10	94.95	89.85	84.88	21.62	105.86	40.75	130.00	43.65 to 123.40	143,100	121,457
10/01/01 TO 12/31/01	11	82.20	82.68	88.18	43.28	93.76	14.58	171.65	28.27 to 125.00	67,590	59,603
01/01/02 TO 03/31/02	9	87.31	78.18	92.51	31.33	84.51	17.86	134.25	38.68 to 100.00	335,086	309,998
04/01/02 TO 06/30/02	15	100.00	99.93	100.61	27.77	99.33	9.10	145.83	76.56 to 133.38	47,933	48,223
07/01/02 TO 09/30/02	9	85.93	103.46	93.03	45.28	111.21	32.80	227.33	59.07 to 155.00	63,861	59,409
10/01/02 TO 12/31/02	12	84.13	92.97	61.80	41.73	150.44	37.04	206.90	57.76 to 126.78	111,160	68,693
01/01/03 TO 03/31/03	10	43.80	43.94	21.76	38.87	201.94	4.22	109.54	21.19 to 58.48	202,250	44,010
04/01/03 TO 06/30/03	16	100.00	118.34	93.85	50.67	126.09	31.61	523.94	55.00 to 112.50	88,504	83,065
07/01/03 TO 09/30/03	13	90.55	118.82	93.87	73.86	126.58	35.37	523.94	47.27 to 153.25	103,697	97,339
10/01/03 TO 12/31/03	10	81.83	85.91	82.61	47.21	104.00	30.00	210.68	30.48 to 121.48	116,200	95,992
01/01/04 TO 03/31/04	13	71.19	65.04	84.28	33.07	77.17	11.07	114.42	20.71 to 100.00	153,355	129,251
04/01/04 TO 06/30/04	22	70.09	61.26	50.68	41.90	120.89	2.38	134.00	31.37 to 86.11	186,803	94,662
-----Study Years-----											
07/01/01 TO 06/30/02	45	96.32	89.12	91.10	30.36	97.83	9.10	171.65	82.50 to 100.93	131,317	119,634
07/01/02 TO 06/30/03	47	83.66	93.18	58.50	53.32	159.29	4.22	523.94	58.48 to 100.00	113,771	66,556
07/01/03 TO 06/30/04	58	72.13	79.26	69.52	53.36	114.01	2.38	523.94	58.40 to 85.15	148,506	103,244
-----Calendar Yrs-----											
01/01/02 TO 12/31/02	45	97.00	94.43	86.34	34.06	109.38	9.10	227.33	82.50 to 100.00	125,410	108,274
01/01/03 TO 12/31/03	49	73.08	96.67	67.15	71.91	143.96	4.22	523.94	53.86 to 100.00	121,400	81,520
-----ALL-----											
	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HASTINGS	112	85.84	83.80	77.65	37.61	107.92	2.38	227.33	77.03 to 96.99	148,384	115,216
HOLSTEIN	2	55.46	55.46	55.37	0.82	100.17	55.00	55.91	N/A	24,975	13,827
JUNIATA	2	77.40	77.40	87.00	30.41	88.96	53.86	100.93	N/A	76,000	66,117
KENESAW	9	58.88	68.90	67.44	67.57	102.17	9.10	145.83	17.86 to 126.78	26,614	17,948
PROSSER	1	20.71	20.71	20.71			20.71	20.71	N/A	3,500	725
ROSELAND	1	210.68	210.68	210.68			210.68	210.68	N/A	19,000	40,030
RURAL	22	71.73	108.38	38.42	90.02	282.13	4.22	523.94	46.58 to 86.11	114,652	44,044
RURAL SUB	1	100.00	100.00	100.00			100.00	100.00	N/A	264,500	264,500
-----ALL-----											
	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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Posted Before: 01/15/2005

(!: AVTot=0)

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TOTAL Assessed Value:	14,499,900						
AVG. Adj. Sales Price:	132,465	COD:	46.66	MAX Sales Ratio:	523.94		
AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	126	85.61	82.65	77.30	39.87	106.92	2.38	227.33	73.08 to 96.32	132,688	102,571
2	10	77.98	159.62	81.77	144.83	195.21	21.43	523.94	32.80 to 523.94	92,452	75,599
3	14	73.09	69.78	36.82	31.99	189.52	4.22	156.35	46.58 to 86.11	159,042	58,560
-----ALL-----	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	106	86.71	89.02	87.48	31.49	101.76	17.86	227.33	82.20 to 97.00	142,733	124,868
2	44	46.35	80.71	26.66	121.82	302.69	2.38	523.94	30.48 to 73.08	107,730	28,724
-----ALL-----	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	4	75.42	75.02	81.41	31.74	92.15	48.32	100.93	N/A	71,250	58,006
01-0003	11	44.44	61.47	54.79	82.89	112.20	9.10	145.83	17.86 to 126.78	35,730	19,575
01-0011	3	55.91	211.62	58.87	279.55	359.49	55.00	523.94	N/A	16,775	9,875
01-0015	12	77.04	82.80	78.62	29.76	105.32	32.80	156.35	70.00 to 97.23	64,047	50,355
01-0018	110	85.97	84.22	77.95	37.76	108.05	2.38	227.33	77.03 to 99.56	148,148	115,477
01-0029											
01-0033	1	85.46	85.46	85.46			85.46	85.46	N/A	420,000	358,950
01-0053	3	37.04	43.81	46.73	46.37	93.75	21.43	72.95	N/A	25,733	12,025
01-0060	2	25.40	25.40	5.71	83.39	445.23	4.22	46.58	N/A	598,500	34,145
01-0090	1	56.60	56.60	56.60			56.60	56.60	N/A	148,110	83,830
01-0123	3	210.68	264.56	72.11	73.55	366.91	59.07	523.94	N/A	78,125	56,333
10-0019											
18-0501											
40-0126											
50-0503											
65-0071											
91-0074											
NonValid School											
-----ALL-----	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

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(!: AVTot=0)

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TOTAL Sales Price:	18,807,443	WGT. MEAN:	73	STD:	66.06	95% Wgt. Mean C.I.:	58.47 to 87.48
TOTAL Adj.Sales Price:	19,869,892	MEAN:	87	AVG.ABS.DEV:	38.72	95% Mean C.I.:	76.01 to 97.15
TOTAL Assessed Value:	14,499,900						
AVG. Adj. Sales Price:	132,465	COD:	46.66	MAX Sales Ratio:	523.94		
AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	35	53.15	65.37	39.94	72.28	163.65	2.40	156.35	34.32 to 85.47	85,457	34,134
Prior TO 1860	1	101.20	101.20	101.20			101.20	101.20	N/A	125,000	126,500
1860 TO 1899	7	100.00	117.68	105.75	47.90	111.29	48.00	227.33	48.00 to 227.33	37,128	39,262
1900 TO 1919	24	83.98	116.66	38.23	88.35	305.14	2.38	523.94	46.88 to 130.00	123,919	47,375
1920 TO 1939	8	105.00	110.93	89.43	37.92	124.04	40.75	206.90	40.75 to 206.90	87,718	78,445
1940 TO 1949	16	73.09	68.28	68.66	25.65	99.44	17.86	120.26	48.32 to 85.75	46,056	31,623
1950 TO 1959	11	96.99	78.75	68.95	32.59	114.22	21.43	128.24	37.04 to 123.40	113,536	78,283
1960 TO 1969	16	89.27	91.03	95.68	22.79	95.15	43.65	156.76	74.75 to 100.00	176,313	168,691
1970 TO 1979	18	85.74	82.34	84.74	23.07	97.17	35.37	121.48	60.87 to 100.00	165,000	139,823
1980 TO 1989	8	93.78	80.29	82.70	21.19	97.09	36.42	103.67	36.42 to 103.67	268,981	222,442
1990 TO 1994	2	107.68	107.68	101.23	7.13	106.37	100.00	115.36	N/A	1,033,000	1,045,750
1995 TO 1999	2	85.60	85.60	91.59	16.83	93.45	71.19	100.00	N/A	186,750	171,050
2000 TO Present	2	80.48	80.48	76.26	47.17	105.53	42.51	118.44	N/A	225,000	171,580
ALL	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	156.35	269.99	124.37	115.40	217.08	20.71	523.94	N/A	1,828	2,274
5000 TO 10000	8	51.64	72.11	74.09	83.24	97.32	9.10	155.00	9.10 to 155.00	8,000	5,927
Total \$											
1 TO 9999	9	125.00	179.71	84.03	105.25	213.86	20.71	523.94	30.20 to 523.94	3,682	3,094
10000 TO 29999	29	82.50	84.32	81.46	60.56	103.51	6.93	210.68	37.04 to 129.50	16,664	13,575
30000 TO 59999	33	73.22	79.96	77.93	38.54	102.61	11.07	227.33	69.69 to 86.11	41,413	32,272
60000 TO 99999	22	85.88	80.15	79.44	38.68	100.89	2.40	171.65	45.81 to 103.67	80,425	63,886
100000 TO 149999	17	88.30	86.78	86.13	24.67	100.76	31.61	123.40	60.87 to 114.42	121,430	104,585
150000 TO 249999	22	80.29	76.52	77.29	33.43	99.00	21.19	153.25	52.44 to 100.00	185,227	143,160
250000 TO 499999	13	90.55	86.02	86.47	16.49	99.48	36.42	109.41	77.03 to 100.00	335,142	289,798
500000 +	5	38.92	49.10	50.92	99.40	96.44	2.38	100.00	N/A	1,144,255	582,598
ALL	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	16	31.50	100.78	18.09	275.15	557.23	2.40	523.94	11.07 to 125.00	15,170	2,743
5000 TO 10000	8	38.02	48.26	38.77	50.17	124.46	21.43	134.00	21.43 to 134.00	18,350	7,115
Total \$											
1 TO 9999	24	33.56	83.27	25.88	192.17	321.74	2.40	523.94	20.71 to 53.15	16,230	4,200
10000 TO 29999	32	73.63	82.29	64.97	41.97	126.66	17.86	155.00	55.00 to 100.00	29,590	19,224
30000 TO 59999	28	72.54	75.78	27.51	49.60	275.46	2.38	210.68	44.44 to 94.29	157,425	43,308
60000 TO 99999	21	76.56	88.89	73.39	38.37	121.11	40.75	227.33	58.48 to 100.00	106,077	77,850
100000 TO 149999	21	97.23	96.06	82.52	25.81	116.40	36.42	171.65	77.77 to 114.42	146,685	121,049
150000 TO 249999	12	98.50	93.28	83.91	16.18	111.17	38.92	121.48	82.80 to 115.36	235,058	197,229
250000 TO 499999	10	100.00	103.04	100.90	11.09	102.12	85.46	153.25	90.24 to 109.41	340,185	343,261
500000 +	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	1,297,500	1,297,500
ALL											
	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	70	83.42	80.67	73.81	44.44	109.30	2.40	227.33	59.07 to 99.70	127,123	93,829
10	4	42.52	50.01	56.25	48.87	88.90	21.43	93.58	N/A	27,300	15,357
15	5	69.76	72.17	76.99	29.64	93.74	46.58	100.00	N/A	56,500	43,498
20	68	83.98	95.62	70.66	50.83	135.32	2.38	523.94	70.00 to 96.99	143,816	101,622
30	3	100.00	92.34	92.82	7.66	99.48	77.03	100.00	N/A	266,666	247,528
ALL											
	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

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NUMBER of Sales:	150	MEDIAN:	83	COV:	76.29	95% Median C.I.:	72.95 to 90.55
TOTAL Sales Price:	18,807,443	WGT. MEAN:	73	STD:	66.06	95% Wgt. Mean C.I.:	58.47 to 87.48
TOTAL Adj.Sales Price:	19,869,892	MEAN:	87	AVG.ABS.DEV:	38.72	95% Mean C.I.:	76.01 to 97.15
TOTAL Assessed Value:	14,499,900						
AVG. Adj. Sales Price:	132,465	COD:	46.66	MAX Sales Ratio:	523.94		
AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	54.87	65.16	37.80	71.52	172.37	2.40	156.35	30.48 to 86.11	83,558	31,586
170	2	105.60	105.60	103.02	4.17	102.51	101.20	110.00	N/A	78,750	81,125
297	1	96.32	96.32	96.32			96.32	96.32	N/A	155,000	149,300
300	3	85.93	111.54	95.99	36.70	116.19	77.03	171.65	N/A	125,083	120,071
303	1	100.00	100.00	100.00			100.00	100.00	N/A	350,000	350,000
304	1	100.00	100.00	100.00			100.00	100.00	N/A	108,000	108,000
309	1	94.29	94.29	94.29			94.29	94.29	N/A	42,000	39,600
328	1	100.93	100.93	100.93			100.93	100.93	N/A	107,000	108,000
336	1	106.89	106.89	106.89			106.89	106.89	N/A	98,000	104,750
340	1	210.68	210.68	210.68			210.68	210.68	N/A	19,000	40,030
341	1	90.55	90.55	90.55			90.55	90.55	N/A	389,850	353,000
343	3	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	338,333	338,333
344	8	84.10	93.00	79.60	31.21	116.84	35.37	147.21	35.37 to 147.21	85,812	68,306
346	1	44.44	44.44	44.44			44.44	44.44	N/A	90,000	40,000
349	1	100.00	100.00	100.00			100.00	100.00	N/A	200,000	200,000
350	3	123.40	125.45	141.66	14.47	88.56	99.70	153.25	N/A	116,666	165,268
351	5	99.56	83.94	58.96	31.59	142.37	38.92	120.26	N/A	228,839	134,917
352	1	83.18	83.18	83.18			83.18	83.18	N/A	188,000	156,370
353	14	89.66	91.37	87.15	40.84	104.83	36.42	227.33	47.27 to 120.00	214,178	186,666
386	3	115.36	111.28	110.93	7.07	100.31	97.00	121.48	N/A	152,000	168,618
391	1	72.95	72.95	72.95			72.95	72.95	N/A	33,000	24,075
406	22	75.29	72.03	83.19	30.48	86.58	17.86	130.00	48.32 to 90.24	81,318	67,649
419	1	108.00	108.00	108.00			108.00	108.00	N/A	250,000	270,000
442	2	106.34	106.34	133.08	47.42	79.91	55.91	156.76	N/A	42,475	56,525
444	1	88.30	88.30	88.30			88.30	88.30	N/A	128,400	113,375
450	15	45.81	112.01	29.02	185.85	386.02	2.38	523.94	30.20 to 85.15	179,608	52,117
451	8	88.03	98.80	86.57	28.25	114.13	57.76	206.90	57.76 to 206.90	189,264	163,844
455	1	69.30	69.30	69.30			69.30	69.30	N/A	90,000	62,370
472	2	71.91	71.91	84.87	35.22	84.73	46.58	97.23	N/A	86,000	72,985
494	2	61.56	61.56	66.25	10.66	92.92	55.00	68.13	N/A	105,000	69,565
528	8	65.31	82.87	69.11	41.85	119.92	44.42	145.83	44.42 to 145.83	88,562	61,202
544	1	109.41	109.41	109.41			109.41	109.41	N/A	425,000	465,010
ALL	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	150	<b>MEDIAN:</b>	<b>83</b>	COV:	76.29	95% Median C.I.:	72.95 to 90.55
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TOTAL Adj.Sales Price:	19,869,892	MEAN:	87	AVG.ABS.DEV:	38.72	95% Mean C.I.:	76.01 to 97.15
TOTAL Assessed Value:	14,499,900						
AVG. Adj. Sales Price:	132,465	COD:	46.66	MAX Sales Ratio:	523.94		
AVG. Assessed Value:	96,666	PRD:	118.65	MIN Sales Ratio:	2.38		

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PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	10	85.47	95.28	80.50	28.49	118.36	56.60	206.90	57.76 to 120.26	133,086	107,128
03	138	82.65	86.09	72.08	48.33	119.44	2.38	523.94	70.50 to 93.52	132,098	95,216
04	2	76.93	76.93	93.29	29.99	82.46	53.86	100.00	N/A	154,750	144,367
-----ALL-----	150	82.99	86.58	72.97	46.66	118.65	2.38	523.94	72.95 to 90.55	132,465	96,666

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>68</b>	COV:	34.37	95% Median C.I.:	61.35 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	10,971,903	WGT. MEAN:	63	STD:	23.92	95% Wgt. Mean C.I.:	56.64 to 69.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,308,373	MEAN:	70	AVG.ABS.DEV:	18.75	95% Mean C.I.:	63.81 to 75.35	
(AgLand) TOTAL Assessed Value:	7,744,140							
AVG. Adj. Sales Price:	186,490	COD:	27.57	MAX Sales Ratio:	141.66			
AVG. Assessed Value:	117,335	PRD:	110.58	MIN Sales Ratio:	16.20			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	4	83.67	81.43	78.13	8.81	104.22	68.75	89.63	N/A	127,530	99,643
10/01/01 TO 12/31/01	10	78.94	80.40	79.12	19.51	101.62	52.09	106.02	63.39 to 97.66	130,030	102,884
01/01/02 TO 03/31/02	9	68.67	69.85	66.98	19.32	104.29	41.08	101.00	50.96 to 86.11	168,229	112,672
04/01/02 TO 06/30/02	7	67.33	62.34	59.15	32.90	105.39	19.64	96.30	19.64 to 96.30	185,766	109,877
07/01/02 TO 09/30/02	3	72.17	80.91	73.13	36.19	110.64	46.10	124.46	N/A	131,113	95,883
10/01/02 TO 12/31/02	6	55.17	54.63	49.80	15.18	109.69	38.40	65.11	38.40 to 65.11	287,916	143,383
01/01/03 TO 03/31/03	5	87.95	80.67	78.33	10.42	102.98	59.20	91.06	N/A	173,976	136,276
04/01/03 TO 06/30/03	5	77.70	72.98	68.01	22.31	107.31	42.24	102.36	N/A	197,491	134,317
07/01/03 TO 09/30/03	1	141.66	141.66	141.66			141.66	141.66	N/A	94,050	133,235
10/01/03 TO 12/31/03	3	82.86	80.06	87.15	17.50	91.86	56.90	100.40	N/A	99,871	87,035
01/01/04 TO 03/31/04	9	56.57	48.80	48.52	19.63	100.59	23.95	61.73	32.27 to 61.35	317,381	153,984
04/01/04 TO 06/30/04	4	62.80	59.40	55.45	36.61	107.12	16.20	95.79	N/A	113,812	63,103
<u>Study Years</u>											
07/01/01 TO 06/30/02	30	72.23	73.16	69.42	22.31	105.38	19.64	106.02	65.10 to 86.11	154,161	107,020
07/01/02 TO 06/30/03	19	65.11	70.46	62.87	27.26	112.08	38.40	124.46	50.18 to 87.95	209,377	131,627
07/01/03 TO 06/30/04	17	57.69	62.27	54.86	35.25	113.52	16.20	141.66	38.99 to 82.86	217,961	119,565
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	25	64.68	65.42	59.39	26.48	110.15	19.64	124.46	50.18 to 72.17	197,410	117,245
01/01/03 TO 12/31/03	14	83.72	82.15	77.62	20.91	105.83	42.24	141.66	58.03 to 100.40	160,785	124,807
<u>ALL</u>											
	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>68</b>	COV:	34.37	95% Median C.I.:	61.35 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	10,971,903	WGT. MEAN:	63	STD:	23.92	95% Wgt. Mean C.I.:	56.64 to 69.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,308,373	MEAN:	70	AVG.ABS.DEV:	18.75	95% Mean C.I.:	63.81 to 75.35	
(AgLand) TOTAL Assessed Value:	7,744,140							
AVG. Adj. Sales Price:	186,490	COD:	27.57	MAX Sales Ratio:	141.66			
AVG. Assessed Value:	117,335	PRD:	110.58	MIN Sales Ratio:	16.20			

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## GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3659	3	72.17	76.44	67.60	15.91	113.08	61.35	95.79	N/A	173,260	117,120
3661	11	72.95	75.60	72.16	19.83	104.78	46.10	102.36	60.17 to 96.70	171,426	123,694
3663	5	41.08	43.12	41.36	16.15	104.25	32.27	57.69	N/A	327,685	135,527
3665	3	67.33	67.41	66.49	4.02	101.39	63.39	71.52	N/A	189,933	126,285
3765	4	54.10	59.13	59.14	16.56	99.99	50.18	78.16	N/A	223,199	131,997
3767	5	42.24	58.62	47.70	43.98	122.89	38.99	100.40	N/A	361,227	172,317
3769	3	84.58	83.97	85.95	3.40	97.69	79.35	87.98	N/A	119,901	103,060
3771	4	58.71	65.91	58.86	15.61	111.97	56.57	89.63	N/A	179,304	105,536
3797	1	23.95	23.95	23.95			23.95	23.95	N/A	176,001	42,145
3893	1	47.35	47.35	47.35			47.35	47.35	N/A	60,000	28,410
3895	5	77.70	75.80	75.83	10.27	99.97	61.73	89.55	N/A	183,800	139,370
3897	5	50.96	47.29	55.67	44.67	84.95	16.20	86.11	N/A	123,782	68,907
3899	2	69.74	69.74	64.92	18.82	107.42	56.61	82.86	N/A	132,400	85,955
4003	6	78.17	85.48	83.51	30.06	102.36	52.09	141.66	52.09 to 141.66	140,888	117,654
4005	4	97.36	89.98	81.09	13.90	110.97	59.20	106.02	N/A	120,693	97,868
4007	4	87.99	92.28	85.78	17.60	107.58	68.67	124.46	N/A	138,000	118,376
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>68</b>	COV:	34.37	95% Median C.I.:	61.35 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	10,971,903	WGT. MEAN:	63	STD:	23.92	95% Wgt. Mean C.I.:	56.64 to 69.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,308,373	MEAN:	70	AVG.ABS.DEV:	18.75	95% Mean C.I.:	63.81 to 75.35	
(AgLand) TOTAL Assessed Value:	7,744,140							
AVG. Adj. Sales Price:	186,490	COD:	27.57	MAX Sales Ratio:	141.66			
AVG. Assessed Value:	117,335	PRD:	110.58	MIN Sales Ratio:	16.20			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	8	64.54	60.54	56.09	39.85	107.93	16.20	100.40	16.20 to 100.40	109,670	61,516
01-0003	10	64.20	71.52	66.00	17.22	108.37	56.57	102.36	60.17 to 95.79	221,630	146,271
01-0011	3	91.06	87.62	92.72	28.23	94.51	47.35	124.46	N/A	90,667	84,063
01-0015	8	53.93	54.58	50.08	18.06	108.98	38.99	78.16	38.99 to 78.16	350,705	175,622
01-0018											
01-0029	9	84.58	80.83	79.57	12.47	101.59	46.10	96.70	72.95 to 96.30	129,343	102,913
01-0033	1	67.33	67.33	67.33			67.33	67.33	N/A	75,000	50,495
01-0053	3	56.61	46.60	60.27	25.85	77.33	19.64	63.55	N/A	146,220	88,121
01-0060	4	66.60	67.57	64.80	16.85	104.27	50.96	86.11	N/A	164,750	106,765
01-0090											
01-0123	9	81.05	82.88	78.95	15.87	104.97	59.20	106.02	68.67 to 101.00	154,641	122,090
10-0019											
18-0501											
40-0126	5	41.08	45.88	42.17	22.88	108.80	32.27	71.52	N/A	312,641	131,849
50-0503											
65-0071											
91-0074	6	78.17	85.48	83.51	30.06	102.36	52.09	141.66	52.09 to 141.66	140,888	117,654
NonValid School											
____ALL____											
	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	54.63	54.63	72.75	64.05	75.10	19.64	89.63	N/A	8,708	6,335
30.01 TO 50.00	10	91.87	81.01	72.91	19.97	111.11	16.20	106.02	56.90 to 101.00	51,917	37,853
50.01 TO 100.00	22	60.86	61.19	59.51	24.84	102.83	23.95	86.11	47.35 to 77.70	129,998	77,365
100.01 TO 180.00	25	68.67	74.53	70.88	21.42	105.15	32.27	124.46	63.39 to 87.59	227,919	161,548
180.01 TO 330.00	6	57.30	70.80	53.87	44.70	131.43	38.99	141.66	38.99 to 141.66	407,305	219,415
330.01 TO 650.00	1	38.40	38.40	38.40			38.40	38.40	N/A	770,000	295,700
____ALL____											
	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

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Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	12,308,373	MEAN:	70	AVG.ABS.DEV:	18.75	95% Mean C.I.:	63.81 to 75.35	
(AgLand) TOTAL Assessed Value:	7,744,140							
AVG. Adj. Sales Price:	186,490	COD:	27.57	MAX Sales Ratio:	141.66			
AVG. Assessed Value:	117,335	PRD:	110.58	MIN Sales Ratio:	16.20			

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## MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	14	61.56	62.77	58.78	27.32	106.78	23.95	102.36	46.10 to 84.93	159,179	93,565
DRY-N/A	8	93.68	98.64	102.06	18.38	96.64	67.33	141.66	67.33 to 141.66	68,434	69,846
GRASS	3	47.35	39.69	47.98	22.84	82.74	19.64	52.09	N/A	34,093	16,356
GRASS-N/A	5	38.40	46.66	44.42	51.03	105.06	16.20	89.55	N/A	294,950	131,007
IRRGTD	7	77.70	76.55	72.15	14.18	106.10	57.69	95.79	57.69 to 95.79	187,519	135,296
IRRGTD-N/A	29	68.67	70.21	63.59	20.82	110.40	38.99	106.02	60.52 to 82.86	229,059	145,664
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	67.04	70.38	62.74	30.09	112.17	23.95	124.46	50.18 to 87.95	135,941	85,293
DRY-N/A	4	96.03	100.26	101.32	21.94	98.95	67.33	141.66	N/A	82,262	83,351
GRASS	4	33.50	33.82	32.17	47.47	105.14	16.20	52.09	N/A	50,882	16,367
GRASS-N/A	4	47.65	54.28	46.50	39.76	116.74	32.27	89.55	N/A	343,375	159,658
IRRGTD	19	77.70	76.38	74.09	14.21	103.09	56.61	96.70	61.73 to 87.59	200,754	148,729
IRRGTD-N/A	17	63.55	65.92	56.64	22.77	116.39	38.99	106.02	46.15 to 82.86	243,589	137,969
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	68.98	72.67	64.71	28.92	112.31	23.95	124.46	50.96 to 91.06	127,711	82,640
DRY-N/A	1	141.66	141.66	141.66			141.66	141.66	N/A	94,050	133,235
GRASS	8	42.88	44.05	44.65	40.63	98.66	16.20	89.55	16.20 to 89.55	197,128	88,013
IRRGTD	34	71.50	72.24	65.56	19.70	110.19	38.99	106.02	63.39 to 82.86	217,907	142,850
IRRGTD-N/A	2	57.88	57.88	57.53	2.27	100.61	56.57	59.20	N/A	273,250	157,207
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>68</b>	COV:	34.37	95% Median C.I.:	61.35 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	10,971,903	WGT. MEAN:	63	STD:	23.92	95% Wgt. Mean C.I.:	56.64 to 69.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,308,373	MEAN:	70	AVG.ABS.DEV:	18.75	95% Mean C.I.:	63.81 to 75.35	
(AgLand) TOTAL Assessed Value:	7,744,140							
AVG. Adj. Sales Price:	186,490	COD:	27.57	MAX Sales Ratio:	141.66			
AVG. Assessed Value:	117,335	PRD:	110.58	MIN Sales Ratio:	16.20			

Printed: 01/17/2005 22:07:58

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	19.64	19.64	19.64			19.64	19.64	N/A	4,200	825
Total \$											
1 TO 9999	1	19.64	19.64	19.64			19.64	19.64	N/A	4,200	825
10000 TO 29999	1	89.63	89.63	89.63			89.63	89.63	N/A	13,216	11,845
30000 TO 59999	10	91.87	84.60	83.76	16.06	101.00	52.09	106.02	56.90 to 101.00	45,600	38,196
60000 TO 99999	6	84.49	91.63	95.59	30.52	95.86	47.35	141.66	47.35 to 141.66	83,475	79,791
100000 TO 149999	10	71.83	69.79	71.41	23.98	97.74	16.20	102.36	41.08 to 91.06	120,953	86,372
150000 TO 249999	23	65.11	66.47	67.33	24.35	98.72	23.95	100.40	50.96 to 78.16	190,301	128,128
250000 TO 499999	12	61.54	61.91	61.47	12.20	100.73	32.27	87.59	57.69 to 64.68	302,901	186,178
500000 +	3	38.99	39.13	39.09	1.36	100.10	38.40	40.00	N/A	704,274	275,313
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	19.64	19.64	19.64			19.64	19.64	N/A	4,200	825
Total \$											
1 TO 9999	1	19.64	19.64	19.64			19.64	19.64	N/A	4,200	825
10000 TO 29999	4	49.72	51.32	35.99	39.30	142.59	16.20	89.63	N/A	53,136	19,122
30000 TO 59999	12	83.65	77.19	64.49	24.22	119.70	23.95	106.02	56.90 to 97.66	64,077	41,320
60000 TO 99999	13	65.10	63.89	60.31	22.90	105.93	42.24	86.11	46.15 to 84.58	135,580	81,767
100000 TO 149999	14	71.50	76.20	68.44	26.42	111.33	32.27	141.66	57.69 to 91.06	177,765	121,666
150000 TO 249999	18	66.89	74.37	71.21	19.00	104.44	56.57	102.36	61.73 to 89.55	259,256	184,608
250000 TO 499999	4	39.49	51.25	44.98	31.78	113.93	38.40	87.59	N/A	601,206	270,427
ALL	66	68.00	69.58	62.92	27.57	110.58	16.20	141.66	61.35 to 77.70	186,490	117,335

## **Assessment Actions Adams County**

### **Residential**

Areas for review were identified by the Adams County Appraiser. Training with his staff continued, with staff being designated as appraiser assistants and appraiser associates. Appraiser assistants perform primarily field work and appraiser associates do more of the valuation of properties, splitting their time between field work and valuation. After the identification of the areas to be reviewed, the appraiser and his appraisal staff reviewed all residential parcels in the villages of Kenesaw and Juniata as well as the areas of Lochland, Thom, Elm Street, and Colonial Heights located in the city of Hastings. This review included a complete revaluation of the land, measurement of any improvement and digital photographs of all residential parcels. The majority of added value was due to basement finish and exterior amenities. Rural Residential home sites and farm site land values were increased to market value. Residential parcels in Roseland were decreased 1% to bring it into compliance.

### **Commercial & Industrial**

Preliminary sales data and statistics were studied and the class was out of compliance with the ranges set by the Tax Equalization and Review Commission. All parcels received a 13% increase to bring it into compliance overall.

The appraiser and the appraiser associates did the pickup work and sales review. Properties are physically inspected, measured, and new pictures are taken. If no one is present, door hangers are left for a return call. Sales review forms are completed if someone is at the property or there is returned phone call.

### **Agricultural**

The appraiser and his staff reviewed all aerial photographs for auditing of land use. Following the review of the aerial photos, a physical inspection was performed on any parcel discovered to have a discrepancy from the property record file. Letters were sent to property owners requesting their Certified Acres from the Farm Service Agency. After receiving the Farm Service Agency information the parcel was remeasured and the new classification for the parcel was entered. All agricultural land was increased 5% to bring it into compliance. The appraiser associates did the physical inspection, the sales review and the pickup work.

### **Other**

The county board has expanded the budget to accommodate for the GIS software for their Cadastral Mapping and staffing to help with the project. One staff member will be added

and the county is in the beginning stages of scanning cadastral maps and implementing GIS.

Procedures have been implemented in the office improving the work with the 521s and the reporting and submission of the supplemental data to the department.

All pick up work was completed timely. The state sales file has been reviewed and audited by the county to ensure accuracy in reporting. All agricultural, commercial, and residential sales were and are currently being physically inspected, measured, pictured, and reviewed.

The Adams County Assessor and Appraiser should be commended for their diligent work at improving assessment practices in the county.

## County 1 - Adams

## 2005 County Abstract of Assessment for Real Property, Form 45

<b>Total Real Property Value</b> (Sum 17,25,&30)	Records	17,294	Value	1,537,690,565	<b>Total Growth</b> (Sum 17,25,&41)	23,961,675
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## Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	879	5,170,975	70	958,340	128	665,780	1,077	6,795,095	
<b>2. Res Improv Land</b>	8,654	71,847,010	336	6,186,110	629	11,429,480	9,619	89,462,600	
<b>3. Res Improvmnts</b>	9,185	575,597,845	336	45,528,025	629	58,648,110	10,150	679,773,980	
<b>4. Res Total (Records - sum lines 1 &amp; 3; Value - sum lines 1 through 3)</b>							<b>11,227</b>	<b>776,031,675</b>	<b>13,192,065</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>5. Com UnImp Land</b>	236	4,974,240	32	480,020	40	372,590	308	5,826,850	
<b>6. Com Improv Land</b>	978	31,092,145	39	2,988,840	66	1,258,445	1,083	35,339,430	
<b>7. Com Improvmnts</b>	955	162,551,450	39	15,333,910	65	5,718,050	1,059	183,603,410	
<b>8. Com Total (Records - sum lines 5 &amp; 7; Value - sum lines 5 through 7)</b>							<b>1,367</b>	<b>224,769,690</b>	<b>8,807,820</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>9. Ind UnImp Land</b>	13	271,090	18	404,695	16	186,745	47	862,530	
<b>10. Ind Improv Land</b>	27	1,076,955	26	2,271,020	44	855,430	97	4,203,405	
<b>11. Ind Improvmnts</b>	27	10,611,200	25	57,225,445	44	9,471,260	96	77,307,905	
<b>12. Ind Total (Records - sum lines 9 &amp; 11; Value - sum lines 9 through 10)</b>							<b>143</b>	<b>82,373,840</b>	<b>1,129,845</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>13. Rec UnImp Land</b>	0	0	0	0	4	237,225	4	237,225	
<b>14. Rec Improv Land</b>	2	782,390	0	0	5	554,635	7	1,337,025	
<b>15. Rec Improvmnts</b>	1	3,141,155	0	0	4	931,990	5	4,073,145	
<b>16. Rec Total (Records - sum lines 13 &amp; 15; Value - sum lines 13 through 16)</b>							<b>9</b>	<b>5,647,395</b>	<b>0</b>
<b>17. Total Taxable</b>							<b>12,746</b>	<b>1,088,822,600</b>	<b>23,129,730</b>

# County 1 - Adams

# 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	132	642,295	5,740,535	0	0	0
19. Commercial	219	7,633,375	31,533,440	0	0	0
20. Industrial	1	740,110	591,610	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	132	642,295	5,740,535
19. Commercial	0	0	0	219	7,633,375	31,533,440
20. Industrial	0	0	0	1	740,110	591,610
21. Other	0	0	0	0	0	0
22. Total Sch II				352	9,015,780	37,865,585

## Schedule III: Mineral Interest Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	0	0	0

## Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	288	0	0	288

## Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	0	0	0	0	1,923	256,146,155	1,923	256,146,155
28. Ag-Improved Land	0	0	0	0	815	123,429,865	815	123,429,865
29. Ag-Improvements	0	0	0	0	2,625	69,291,945	2,625	69,291,945
30. Ag-Total Taxable							4,548	448,867,965

**County 1 - Adams**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Rural			Total			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	613		53,023,950	613		53,023,950	0
34. HomeSite Total				613	0.000	53,023,950	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	734		16,267,995	734		16,267,995	831,945
38. FarmSite Total				734	0.000	16,267,995	
39. Road & Ditches		7,417.900			7,417.900		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,347	7,417.900	69,291,945	831,945

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	160.000	77,925	1	160.000	77,925

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

## County 1 - Adams

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,890.210	2,969,050	1,890.210	2,969,050
46. 1A	0.000	0	0.000	0	156,443.040	245,599,800	156,443.040	245,599,800
47. 2A1	0.000	0	0.000	0	7,977.560	9,731,765	7,977.560	9,731,765
48. 2A	0.000	0	0.000	0	14,501.360	17,179,835	14,501.360	17,179,835
49. 3A1	0.000	0	0.000	0	5,939.800	5,939,800	5,939.800	5,939,800
50. 3A	0.000	0	0.000	0	1,038.510	830,810	1,038.510	830,810
51. 4A1	0.000	0	0.000	0	10,994.880	7,696,415	10,994.880	7,696,415
52. 4A	0.000	0	0.000	0	8,131.640	5,285,565	8,131.640	5,285,565
53. Total	0.000	0	0.000	0	206,917.000	295,233,040	206,917.000	295,233,040
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	429.370	485,185	429.370	485,185
55. 1D	0.000	0	0.000	0	44,026.460	49,760,865	44,026.460	49,760,865
56. 2D1	0.000	0	0.000	0	2,642.240	2,166,670	2,642.240	2,166,670
57. 2D	0.000	0	0.000	0	7,341.480	6,019,980	7,341.480	6,019,980
58. 3D1	0.000	0	0.000	0	4,104.700	2,873,290	4,104.700	2,873,290
59. 3D	0.000	0	0.000	0	238.960	143,375	238.960	143,375
60. 4D1	0.000	0	0.000	0	6,045.750	3,022,875	6,045.750	3,022,875
61. 4D	0.000	0	0.000	0	2,418.710	1,088,395	2,418.710	1,088,395
62. Total	0.000	0	0.000	0	67,247.670	65,560,635	67,247.670	65,560,635
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	495.680	213,145	495.680	213,145
64. 1G	0.000	0	0.000	0	5,669.660	2,381,280	5,669.660	2,381,280
65. 2G1	0.000	0	0.000	0	5,192.170	2,128,780	5,192.170	2,128,780
66. 2G	0.000	0	0.000	0	5,009.180	2,003,675	5,009.180	2,003,675
67. 3G1	0.000	0	0.000	0	2,568.900	970,435	2,568.900	970,435
68. 3G	0.000	0	0.000	0	1,654.020	614,380	1,654.020	614,380
69. 4G1	0.000	0	0.000	0	5,660.830	2,037,870	5,660.830	2,037,870
70. 4G	0.000	0	0.000	0	32,123.120	8,148,780	32,123.120	8,148,780
71. Total	0.000	0	0.000	0	58,373.560	18,498,345	58,373.560	18,498,345
72. Waste	0.000	0	0.000	0	2,779.900	284,000	2,779.900	284,000
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	335,318.130	379,576,020	335,318.130	379,576,020

**County 1 - Adams**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule X: Agricultural Records: AgLand Market Area Totals**

<b>AgLand</b>	<b>Urban</b> Acres	Value	<b>SubUrban</b> Acres	Value	<b>Rural</b> Acres	Value	<b>Total</b> Acres	Value
<b>76.Irrigated</b>	0.000	0	0.000	0	206,917.000	295,233,040	206,917.000	295,233,040
<b>77.Dry Land</b>	0.000	0	0.000	0	67,247.670	65,560,635	67,247.670	65,560,635
<b>78.Grass</b>	0.000	0	0.000	0	58,373.560	18,498,345	58,373.560	18,498,345
<b>79.Waste</b>	0.000	0	0.000	0	2,779.900	284,000	2,779.900	284,000
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	0.000	0	335,318.130	379,576,020	<b>335,318.130</b>	<b>379,576,020</b>

# 2005 Agricultural Land Detail

## County 1 - Adams

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,890.210	0.91%	2,969,050	1.01%	1,570.751
1A	156,443.040	75.61%	245,599,800	83.19%	1,569.899
2A1	7,977.560	3.86%	9,731,765	3.30%	1,219.892
2A	14,501.360	7.01%	17,179,835	5.82%	1,184.705
3A1	5,939.800	2.87%	5,939,800	2.01%	1,000.000
3A	1,038.510	0.50%	830,810	0.28%	800.001
4A1	10,994.880	5.31%	7,696,415	2.61%	699.999
4A	8,131.640	3.93%	5,285,565	1.79%	649.999
Irrigated Total	206,917.000	100.00%	295,233,040	100.00%	1,426.818

### Dry:

1D1	429.370	0.64%	485,185	0.74%	1,129.992
1D	44,026.460	65.47%	49,760,865	75.90%	1,130.249
2D1	2,642.240	3.93%	2,166,670	3.30%	820.012
2D	7,341.480	10.92%	6,019,980	9.18%	819.995
3D1	4,104.700	6.10%	2,873,290	4.38%	700.000
3D	238.960	0.36%	143,375	0.22%	599.995
4D1	6,045.750	8.99%	3,022,875	4.61%	500.000
4D	2,418.710	3.60%	1,088,395	1.66%	449.989
Dry Total	67,247.670	100.00%	65,560,635	100.00%	974.913

### Grass:

1G1	495.680	0.85%	213,145	1.15%	430.005
1G	5,669.660	9.71%	2,381,280	12.87%	420.004
2G1	5,192.170	8.89%	2,128,780	11.51%	409.998
2G	5,009.180	8.58%	2,003,675	10.83%	400.000
3G1	2,568.900	4.40%	970,435	5.25%	377.762
3G	1,654.020	2.83%	614,380	3.32%	371.446
4G1	5,660.830	9.70%	2,037,870	11.02%	359.994
4G	32,123.120	55.03%	8,148,780	44.05%	253.673
Grass Total	58,373.560	100.00%	18,498,345	100.00%	316.895

Irrigated Total	206,917.000	61.71%	295,233,040	77.78%	1,426.818
Dry Total	67,247.670	20.05%	65,560,635	17.27%	974.913
Grass Total	58,373.560	17.41%	18,498,345	4.87%	316.895
Waste	2,779.900	0.83%	284,000	0.07%	102.161
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	335,318.130	100.00%	379,576,020	100.00%	1,131.987

### As Related to the County as a Whole

Irrigated Total	206,917.000	100.00%	295,233,040	100.00%	
Dry Total	67,247.670	100.00%	65,560,635	100.00%	
Grass Total	58,373.560	100.00%	18,498,345	100.00%	
Waste	2,779.900	100.00%	284,000	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	335,318.130	100.00%	379,576,020	100.00%	

## 2005 Agricultural Land Detail

### County 1 - Adams

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	206,917.000	295,233,040
Dry	0.000	0	0.000	0	67,247.670	65,560,635
Grass	0.000	0	0.000	0	58,373.560	18,498,345
Waste	0.000	0	0.000	0	2,779.900	284,000
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>335,318.130</b>	<b>379,576,020</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	206,917.000	295,233,040	206,917.000	61.71%	295,233,040	77.78%	1,426.818
Dry	67,247.670	65,560,635	67,247.670	20.05%	65,560,635	17.27%	974.913
Grass	58,373.560	18,498,345	58,373.560	17.41%	18,498,345	4.87%	316.895
Waste	2,779.900	284,000	2,779.900	0.83%	284,000	0.07%	102.161
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>335,318.130</b>	<b>379,576,020</b>	<b>335,318.130</b>	<b>100.00%</b>	<b>379,576,020</b>	<b>100.00%</b>	<b>1,131.987</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 County Abstract of Assessment for Real Property, Survey

01 Adams

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### Staffing and Funding Information

<b>Deputy(ies) on staff</b>	1	<b>Adopted Budget</b>	429261
<b>Appraiser(s) on staf</b>	1	<b>Requested Budget</b>	434312
<b>Other full-time employees</b>	7	<b>Appraisal</b>	122545
<b>Other part-time employees</b>	1	<b>Education/Workshop</b>	4000
<b>Shared employees</b>	0	<b>County Reappraisal Budget</b>	0
		<b>Other</b>	0

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### Residential Appraisal Information

	<b>Residential Urban</b>	<b>Residential Suburban</b>	<b>Residential Rural</b>	<b>Residential Ag</b>
<b>Data Collection by Whom</b>	Staff	Staff	Staff	Staff
<b>Valuation by Whom</b>	Appraiser	Appraiser	Appraiser	Appraiser
<b>Reappraisal Date</b>	1998	1998	1998	1998
<b>Pickup Work by Whom</b>	Staff	Staff	Staff	Staff
<b>Marshall Date</b>	2002	2002	2002	2002
<b>Depreciation Date</b>	2004	2004	2004	2004
<b>Market Date</b>	2004	2004	2004	2004
<b># of Market Areas</b>	22	5	0	0

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### Commercial, Industrial and Agricultural Appraisal Information

	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>
<b>Data Collection by Whom</b>	Appraiser	Appraiser	Appraiser
<b>Valuation by Whom</b>	Appraiser	Appraiser	Appraiser
<b>Reappraisal Date</b>	2000	2000	2000
<b>Pickup Work by Whom</b>	Appraiser	Appraiser	Staff
<b>Marshall Date</b>	2002	2002	2002
<b>Depreciation Date</b>	2004	2004	2004
<b>Market Date</b>	2004	2004	2004
<b>Income Date</b>			
<b># of Market Area</b>	0	0	0
<b>Record Maintenance</b>			Staff
<b>Soil Survey Date</b>			1998
<b>Land Use Date</b>			1998
<b>Who Completed Land Use</b>			Staff
<b>Last Inspected</b>			

## 2005 County Abstract of Assessment for Real Property, Survey

01 Adams

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### Computer and Automation Information

<b>CAMA software used (if applicable)</b>	TerraScan
<b>Administration software used (if applicable)</b>	Other
<b>GIS software used (if applicable)</b>	GISWorkShop
<b>Personal Property software</b>	Other

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### Annual Maintenance Information

	<b># of Permits</b>	<b># of Information Statements</b>	<b>Other</b>
<b>Residential</b>	379	379	0
<b>Commercial</b>	58	58	0
<b>Industrial</b>	3	3	0
<b>Agricultural</b>	69	69	0

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### Mapping Information

<b>Cadastral Date</b>	1982
<b>Cadastral Book Maintenance</b>	Assessor
<b>CityZone</b>	
<b>Zoning Date</b>	2001
<b>Cities with Zoning:</b>	HASTINGS ROSELAND
	HOLSTEIN
	JUNIATA
	KENESAW
	PROSSER

## 2005 County Abstract of Assessment for Real Property, Survey

01 Adams

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### Contracted Services: Administrative Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
Northeast Data	1000	12:00:00 AM

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
Other	5500	18250
Paper Store with Register of Deeds Office.		

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
ASI	1/1/2005	10/30/2005
Terrascan with ASI for our CAMA software.		

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### Appraisal Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
	0	12:00:00 AM
Great Plains Appraisal- pick-up work of residential, commercial, ag Martinson Appraisal-Ag re-appraisal of ag-residential & farm buildings		

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
Great Plains Appraisal	5500	1/1/2003

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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## 2005 County Abstract of Assessment for Real Property, Survey

01 Adams

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### Assessor Comments

The county board has expanded our office budget to accomodate for GIS software for our Cadastral mapping and staffing to help with the project.

Residential-The areas reviewed for the 2005 year were Kenesaw, Juniata, Lochland area, Thom area, Elm Street area & Colonial Heights area. Revalued the land, remeasured & pictured all residential parcels. The bulk of the added value was due to basement finish and exterior amenities.

Residential parcels in Roseland were decreased 1% to bring it in to compliance. Rural Residential home sites and farm site land values were increased to market value. The residential review was done by the appraisal staff and the pickup work was completed by the appraiser assistants and appraiser associates.

Commercial & Industrial- The Commercial & Industrial was out of compliance and received a 13% increase to bring it into compliance. The appraiser and appraiser associate did the pickup work and the sales review for the 2005 tax year.

Agland Review-Started with a review of the Aerial Photography Imagery, then a physical inspection of the parcel, and then we sent a letter to the owner to bring in their current Certified Acres from the Farm Service Agency. After receiving the Farm Service Agency information the parcel was remeasured and the new classification for the parcel was entered. The appraiser associates did the physical inspection and the pickup work.

# **2004 Plan of Assessment**

## **Adams County Assessor's Office**

### **Introduction:**

Required by law- pursuant to Sec. 77-1311, as amended in 2001 – LB 170, Sec. 5

The purpose- To submit a plan to the County Board of Equalization and to The Department of Property Assessment and Taxation on or before September 1<sup>st</sup>. It is required every 5 years and an update to the plan is required between the adoption of each 5 year plan

### **General Description of Office:**

There are approximately 17,200 parcels in Adams County. There is an average of 800 permits per year. On average, there are 2,000 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the assessor, a deputy, an appraiser, two associate appraisers, two appraiser assistants, and three office clerks. The deputy oversees the personal property schedules, homestead exemptions and the 521's. The appraiser oversees the valuation process for residential, agricultural and commercial parcels. The associate appraisers will help with the valuation for the commercial and agricultural properties. They will oversee the appraiser assistants and do the pickup work for the commercial parcels and the urban, suburban and rural residential parcels. The appraiser assistants will help with the valuation of the residential along with the pickup work for residential and rural residential parcels along with data entry. The three office clerks handle the everyday occurrences at the front counter, take personal property schedules and homestead exemptions, and one clerk is responsible for the 521's.

### **Budgeting:**

The 2004-2005 proposed budget included aerial photographs of the county, an additional employee, and software needed to implement the Geographic Information System. The official estimation was \$478,311.88 and the county board proposed \$429,969, which was adopted. The aerial photography was removed and there were adjustments to the operating expenses. It has been discussed that the GIS funding will be allocated from the general fund since each office will benefit eventually. The county has received a \$147,000 grant from Homeland Security and the assessor's office will have the ability to utilize some of the software along with the some hardware items to be determined at a later date. The adopted budget did include the additional staffing.

### **Responsibilities of Assessment:**

Record Maintenance:

Mapping - Cadastral maps are updated weekly based on the 521's. We are in the process of copying the old pages and putting on new covers.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

**Reports Files:**

Abstract- Due March 20<sup>th</sup>

Personal Property Abstract- June 15<sup>th</sup>

Certification of Values- August 20<sup>th</sup>

School District Taxable Value Report- August 25<sup>th</sup>

Generate Tax Roll- November 22<sup>nd</sup>

Certificate of Taxes Levied- December 1<sup>st</sup>

**Filing for Homestead Exemptions:**

Applications for homestead exemptions are accepted from April 1<sup>st</sup> – June 30<sup>th</sup>.

**Filing Personal Property:**

Applications for personal property are accepted from January 1<sup>st</sup> – May 1<sup>st</sup>. After that there is a 10% penalty until August 1<sup>st</sup> when the penalty changes to 25%.

**Real Property:**

The residential parcels in Hastings, the small villages, and the large rural subdivisions were reappraised in 2000. The rural residential and commercial parcels were reappraised in 2001 and the agland reappraisal was completed in 2002 along with mobile homes. Exterior inspections were done at these times. Values were put into the microsolve system.

# **2004 Plan of Assessment**

## **Adams County Assessor's Office**

### **2005:**

- There will be a review of the irrigated land classifications using the Farm Service Agency aerial imagery along with driving each township for a physical review (approximately 800 parcels). A letter will then be sent requesting that the owners bring in their certified irrigated acres which they file with Farm Service Agency. An agland sales review and rural residential pick-up work will also be completed.
- The appraisal staff is physically reviewing the northern third of the Hastings neighborhoods (approximately 3500 parcels), the western and northern surrounding suburban subdivisions (approximately 200 parcels) and the village of Juniata (approximately 450 parcels). The physical review consists of checking measurements, quality, condition, and interior information. If there is not anyone home, door hangers are left and appointments for a review are set up if needed. A sales review and year-end pick up work for the residential parcels will also be done.
- The commercial sales review will be completed along with commercial pick-up work (approximately 150 parcels). An office review will be completed of the overall statistics for the commercial class.
- The building of the parcel layer for the GIS system will be started.

### **2006:**

- A review will be conducted of the southern third of the residential parcels in the city of Hastings (approximately 3500 parcels) along with the southern suburban subdivisions (approximately 200 parcels) and the village of Kenesaw (approximately 400 parcels). A sales review and year-end pick up work will be done for the residential parcels.
- There will be a physical review of the rural residential parcels in the northern half of Adams County (approximately 500 parcels). The physical review will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for a review are set up if needed.
- An agland sales review and rural residential pick-up work will be completed along with a review of the irrigated land classifications using the Farm Service Agency aerial imagery and driving each township for a physical review (approximately 100 parcels).
- Commercial sales reviews and pick up work will be completed (approximately 50 parcels).
- The building of the parcel layer for the GIS system will continue.

**2007:**

- There will be a review of the middle third of the residential parcels in city of Hastings (approximately 3,500 parcels) along with the eastern suburban subdivisions (approximately 200 parcels) and the villages of Roseland and Holstein (approximately 300 parcels). Residential sales review and pick up work will be completed.
- A physical review will be conducted of the rural residential properties in the southern half of Adams County (approximately 500 parcels). The physical review will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up is needed.
- A review will be completed of the irrigated land classifications using the Farm Service Agency aerial imagery along with driving each township for a physical review (approximately 100 parcels). An agland sales review and rural residential pick up work will be completed.
- Commercial sales reviews and pick up work will be completed (approximately 50 parcels).
- The GIS system will be fine-tuned and improved upon.

**2008:**

- There will be a physical review of the commercial parcels in Adams County (approximately 1600 parcels). The physical review will consist of checking measurements, occupancy codes, quality, condition and interior information.
- The appraisal staff will physically review the villages of Ayr, Prosser, Pauline and Trumbull, containing approximately 200 parcels. The physical review will consist of checking measurements, quality, condition and interior information. A sales review and pick up work for the residential parcels will be completed.
- A review will be conducted of Hastings residential neighborhoods, starting with the neighborhoods most out of compliance.
- An agland sales review and rural residential pick up work will be completed along with a review of the irrigated land classifications using the Farm Service Agency aerial imagery and driving each township for a physical review (approximately 100 parcels).
- Improvements will continue on the GIS system.

**2009:**

- There will be a review of Hastings residential neighborhoods, starting with the neighborhoods most out of compliance. A residential sales review and pick up work will be completed.
- An agland sales review and rural residential pick up work will be completed along with a review of the irrigated land classifications using the Farm Service Agency aerial imagery and driving each township for a physical review (approximately 100 parcels).
- Commercial sales reviews and pick up work will be completed (approximately 50 parcels).
- Improvements will continue on the GIS system.

# 2004 Plan of Assessment

## Adams County Assessor's Office

**Pick-up Work:**

Pick-up work will be done from November through January of the next year.

**Sales File:**

The 521's are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the Property Record Cards, in the computer, in the assessment books and in the cadastral maps.

A sales review of residential, commercial and rural properties will be completed for the sales file. A personal inspection is done of each sale with either the seller or the buyer.

State of Nebraska  
Department of Property Assessment and Taxation

**2004 Progress Report for  
Adams County**

**Introduction**

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

**Plan of Assessment**

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

**Purpose of the Department's 2004 Progress Report**

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

## **Standards**

### **I. Sales Review Standards**

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

*Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))*

*Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.*

*Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.*

*Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.*

## **Findings of Sales Review Standards**

*Standard One (1)* – Adams County considers all sales good and usable unless verification or personal knowledge of the sale indicates the sale to be non arms-length. The assessor’s office uses the guidelines of the state and criteria as set forth by the IAAO to conclude that a sale is an “arms-length” transaction.

*Standard Two (2)* – Adams County physically inspects all sales regardless of the assessed value to sales price ratio or amount of personal property.

*Standard Three (3)* – For residential and commercial sales, the owner is interviewed in person at the time of the physical inspection, using an established set of questions. If the owner is not available, a door hanger is left on the property at the time of the physical inspection. When a door hanger is left, the appraiser stated that the majority of the time the owner then calls the office with the verification information. At this time, there is no procedure in place for “follow-up” if the owner does not contact the office. A questionnaire has recently been developed for the verification of agricultural sales and will be used by Adams County. In addition, Adams County is just starting to review the 2003 Farm Service Agency Data along with physical inspections on agricultural sales that are in question. The responses to the questionnaires are kept in the property record file. The assessor and appraiser provided evidence of this process.

*Standard Four (4)* – Adams County rarely makes assessor adjustments to the sale price. Adams County does not disqualify sales based on the percentage of personal property.

## **Conclusion**

With the implementation of agricultural inspections with an established set of questions, Adams County meets the first three standards of sales review. Adams County is in the process of training the newer staff and is establishing a stronger process of sales verification. The assessor and appraiser are reinforcing the importance of sales review to staff, in an attempt to improve the quantity and quality of the review. Adams County does not disqualify sales based on the allocation of personal property.

## **II. Property Record Keeping Standards**

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property

record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

*Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).*

*Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.*

*Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation*

*process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.*

### **Findings of Property Record Keeping Standards**

*Standard One (1)* – Adams County meets all the requirements for Standard One. The property records files, both electronic and physical, are in good shape and meet the regulations set by the Department.

*Standard Two (2)* – Adams County meets most of the portions of Standard Two. The costing tables and depreciation tables are calculated within their Terra Scan system. The tables are not referenced on the record card.

*Standard Three (3)* – Although Adams County uses both the cost and sales comparison approaches to value, but no specific correlations or narrative statement has been developed for maintenance within the property record file. The final value estimate is consistent with the value reported on the record card and the notice of valuation change.

### **Conclusion**

To meet all three Property Record Keeping Standards, Adams County needs a reference to the relevant costing and depreciation tables that are used, as well as a correlation section in the property record file with a narrative statement that explains the correlation process.

## **III. Five Year Plan of Assessment Standards**

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

### **Steps in a Revaluation**

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
  - Staff
  - Data processing support
  - Existing system and procedures
  - Budget
4. Planning and organization
  - Objectives
  - Work plans and assignment of responsibilities
5. System acquisition or development
  - Forms, manuals, and valuation schedules
  - Software
6. Pilot Study
7. Data collection
  - Property characteristics data
  - Sales, income/expense, and cost data
8. Valuation
  - Initial Values
  - Testing, refinement, and final values
9. Value Defense
  - Informal hearing
  - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

*Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.*

*Standard Two (2): The plan should address level of value and quality of assessment.*

*Standard Three (3): Budgeting, staffing, and training issues should be discussed.*

*Standard Four (4): There should be a time line for accomplishing goals.*

*Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.*

*Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.*

### **Findings of Five Year Plan of Assessment**

*Standard One (1) – The five-year plan is formatted by assessment function and includes five years of information, however one year is historical information (2003). The plan includes four years of planning information, and does not address each property class each year.*

*Standard Two (2) – Adams County’s plan makes no reference to level of value or quality of assessment.*

*Standard Three (3) – The plan addresses staffing issues, but does not address budget or training issues.*

*Standard Four (4) – Adams County has a timeline for the submission of reports and for the completion of pick-up work. A timeline for the completion goals not included in the plan.*

*Standard Five (5) – The plan contains historical information included in the Form 45 Abstract of Assessment, such as parcel count. Other historical information includes prior assessment information from 2000-2003.*

*Standard Six (6) – Adams County’s plan does not include detailed information on what will be required for physical inspections, such as the anticipated number of parcels, if the inspection is done off-site or on-site, who will be doing the inspections, what characteristics are looked for, and which portion of the county will be done. In addition, the plan should include a definition of what is going to be done, such as a reappraisal, update, or review or other action.*

### **Conclusion**

It is recommended that Adams County make the following modifications to the five-year plan, in order to meet the standards. The plan should include five years of information and address each property class, each year, with a timeline for completion of goals. The plan should address level of value and quality of assessment. Budget, training and education issues should be included in the plan. Increased detail, such as information on what will be required for physical inspection, the projected number of parcels, inspection location,

staffing, characteristics that are looked for, and specific portions of the county that will be inspected should be included in the five-year plan. The plan should also include language that defines what is meant by reappraisal, update, review, and so on, so it is understood what work is going to be completed.

## **Informational Data**

### **I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)**

*The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.*

### **Conclusion**

Data collection consists of a physical inspection by the appraisal staff. The staff attempts to do an interior inspection on all properties as part of the data collection process. Inside, the staff collects data on room count, bedroom count, bath count, and checks for basement finish. The quality and condition of interior and exterior is reviewed. At this time, all properties are being remeasured, as well as decks, porches, and pads and any new improvements.

Land use is reviewed on agricultural unimproved parcels. Currently, a FSA disk containing digital imagery is being reviewed by staff to review land use as well.

### **II. Assessment Procedures Manual**

*Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.*

*If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.*

*Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.*

## **Conclusion**

Adams County is in the development process of a procedures manual. To date, the manual contains information on privacy and public information. Adams County is encouraged to continue developing a procedures manual the details each step of the assessment process.

# **Purpose Statements for the 2005 Reports and Opinions**

## **Commission Summary**

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

## **Property Tax Administrator's Opinions**

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

## **Correlation Section**

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

### **Statistical Reports Section**

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

### **Assessment Actions Section**

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

### **County Reports Section**

Contains reports from and about a county which are referenced in other sections of the R&O:

## **County Abstract of Assessment for Real Property, Form 45**

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

## **County Agricultural Land Detail**

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

## **County Abstract of Assessment for Real Property, Survey**

Describes the funding and staffing of the county assessor's office.

## **2004 Progress Report**

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

## **The County Assessor's Five-Year Plan of Assessment-Update**

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

## **Special Valuation Section**

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

**Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.**

#### **Nebraska Constitutional Provisions:**

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

#### **Nebraska Statutory Provisions for Agricultural Land:**

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

#### **Nebraska Statutory Provisions for Special Valuation:**

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

#### **Nebraska Statutory Provisions for Measurement of Level of Value:**

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

#### **Discussion of the Constitutional and Statutory Provisions:**

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

### **Discussion of Special Valuation:**

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

### **Measurement of Special Valuation**

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

#### **Rent Data**

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

### Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

### Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

### Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

### **Measurement of Recapture Valuation**

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

### **Measurement of Agricultural Land Valuation**

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

**Purpose Statements Section**

Describes the contents and purpose of each section in the Reports and Opinions.

**Glossary**

Contains the definitions of terms used throughout the Reports and Opinions.

**Technical Specifications Section**

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

**Certification**

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

**Map Section**

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

**History Valuation Charts Section**

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

## Glossary

**Actual Value:** the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

**Adjusted Sale Price:** a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

**Agricultural Land:** land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

**Agricultural Land Market Areas:** areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

**Agricultural Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

**Agricultural Unimproved Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

**Arm's Length Transaction:** a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

**Assessed Value:** the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

**Assessment:** the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

**Assessment Level:** the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

**Assessment Sales Ratio:** the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

**Assessor Location:** categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

**Average Absolute Deviation (AVG.ABS.DEV.):** the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

**Average Assessed Value:** the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

**Average Selling Price:** the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

**Central Tendency, Measure of:** a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

**Coefficient of Dispersion (COD):** a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

**Coefficient of Variation (COV):** the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

**Commercial Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

**Confidence Interval (CI):** a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

**Confidence Level:** the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

**Direct Equalization:** the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

**Equalization:** the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

**Geo Code:** each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

**Growth Value:** is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

**Indirect Equalization:** the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

**Level of Value:** the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

**Location:** the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

**Majority Land Use:** the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

**Maximum Ratio:** the largest ratio occurring in the arrayed sample data set.

**Mean Ratio:** the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

**Median Ratio:** the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

**Minimally Improved Agricultural Land:** a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

**Minimum Ratio:** the smallest ratio occurring in the arrayed sample data set.

**Non-Agricultural Land:** for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

**Number of Sales:** the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

**Population:** the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

**Price Related Differential (PRD):** a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

**Property Classification Code:** a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

**Property Parcel Type:** the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

**Purchase Price:** the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

**Qualified Sale:** a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

**Qualitative Statistics:** statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

**Quality of Assessment:** the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

**Recapture Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

**Residential Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

**Sale:** all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

**Sale Date Range:** the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

**Sale Price:** the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

**Sample Data Set:** a set of observations selected from a population.

**Special Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

**Standard Deviation (STD):** the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

**Statistics:** numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

**Status:** the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

**Total Assessed Value:** the sum of all the assessed values in the sample data set.

**Total Sale Price:** the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

**Usability:** the coding for the treatment of a sale in the state-wide sales file database.

- 1-use the sale without adjustment
- 2-use the sale with an adjustment
- 4-exclude the sale

**Valuation:** process or act to determine the assessed value of all parcels of real property in the county each year.

**Weighted Mean Ratio:** the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

## **Commission Summary Calculations**

### **For all classes of real property**

For Statistical Header Information and History: see Statistical Calculations

### **For Residential Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

### **For Commercial Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

### **For Agricultural Land**

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]\*100,2)

### III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))\*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))\*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))\*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)\*100)\*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))\*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)\*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG))\*100)/(Avg(ctl04cnt!TOTAG)\*100,Null))),2)

#### IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]\*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

## V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

## VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

## VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

### **Residential:**

Property Class Code: Property Type 01, all Statuses  
Property Type 06, all Statuses  
Property Type 07, Statuses 1 and 3  
Sale Date Range: July 1, 2002 through June 30, 2004  
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Commercial:**

Property Class Code: Property Type 02, all Statuses  
Property Type 03, all Statuses  
Property Type 04, all Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2  
If blank or zero will be considered a Usability of 1.

### **Unimproved Agricultural:**

Property Class Code: Property Type 05, Status 2  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.  
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

## Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales  
Total Sales Price  
Total Adj. Sales Price  
Total Assessed Value  
Avg. Adj. Sales Price  
Avg. Assessed Value

Median  
Weighted Mean  
Mean  
COD  
PRD  
COV  
STD  
Avg. Abs. Dev.  
Max Sales Ratio  
Min Sales Ratio  
95% Median C.I.  
95% Wgt. Mean C.I.  
95% Mean C.I.

## **Coding Information & Calculations**

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

### **Number of Sales**

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

### **Total Sales Price**

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
  - $\text{Sum SaleAmt}$

### **Total Adj. Sales Price**

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### **Total Assessed Value**

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
  - $\text{Sum TotAssdValue}$

### **Avg. Adj. Sales Price**

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
  - $\text{TotAdjSalePrice} / \text{Count}$

**Avg. Assessed Value**

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
  - $\text{TotAssdValue} / \text{Count}$

**Median**

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
  - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
  - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
  - Array the records by order of the magnitude of the ratio from high to low
  - Divide the Total Count in the array by 2 equals Record Total
  - If the Total Count in the array is odd:
    - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
  - If the Total Count in the array is even:
    - Count down the number of records that is Record Total. This is ratio 1.
    - Count down the number of records that is Records Total + 1. That is ratio 2.
    - $(\text{ratio 1} + \text{ratio 2}) / 2$  equals the Median ratio.

**Weighted Mean**

- Coded as Aggreg, Character, 12-digit field.
- Calculation
  - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

**Mean**

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
  - $\text{TotalRatio} / \text{RecCount}$

**COD**

- Coded COD, Character, 12-digit field
- Calculation
  - Subtract the Median from Each Ratio
  - Take the Absolute Value of the Calculated Differences
  - Sum the Absolute Differences
  - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
  - Divide by the Median
  - Multiply by 100

**PRD**

- Coded PRD, Character, 12-digit field
- Calculation
  - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

**COV**

- Coded COV, Character, 12-digit field
- Calculation
  - Subtract the Mean from each ratio
  - Square the Calculated difference
  - Sum the squared differences
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the Squared Root to obtain the Standard Deviation
  - Divide the Standard Deviation by the Mean
  - Multiply by 100

**STD**

- Coded StdDev, Character, 12-digit field
- Calculation
  - Subtract the Mean Ratio from each ratio
  - Square the resulting difference
  - Sum the squared difference
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the squared root of the variance to obtain the Standard Deviation

**Avg. Abs. Dev.**

- Coded AvgABSDev, Character, 12-digit field
- Calculation
  - Subtracting the Median ratio from each ratio
  - Summing the absolute values of the computed difference
  - Dividing the summed value by the number of ratios

**Max Sales Ratio**

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

**Min Sales Ratio**

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

**95% Median C.I.**

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
  - If the number of ratios is Odd
    - $j = 1.96xvn/2$
  - If the number of ratios is Even
    - $j = 1.96xvn/2 + 0.5$
  - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
  - If the sample size is 5 or less, then N/A is given as the confidence interval
  - If the sample size is 6-8, then the Min and Max is the given range

### 95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
  - Items needed for this calculation
    - Number of sales
    - Assessed Values – Individual and Summed
    - Assessed Values Squared – Individual and Summed
    - Average Assessed Value
    - Sale Prices – Individual and Summed
    - Sales Prices Squared – Individual and Summed
    - Average Sale Price
    - Assessed Values x Sale Prices – Individual and Summed
    - The Weighted Mean
    - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) = \bar{A}/\bar{S} \pm t \times \frac{\sqrt{v S A^2 - 2(A/S) S (A \times S) + (A/S)^2 (S S^2)}}{S \sqrt{(n)(n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

### **95% Mean C.I.**

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
  - Lower Limit
    - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - Upper Limit
    - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - If the number of records is  $> 30$ , then use 1.96 as the t-value
  - If the number of records is  $\leq 30$ , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
  - If the sample is 1 or less, then N/A is given as the confidence interval

### **Ratio Formulas**

- Residential and Commercial Records
  - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - Ratio Formula is:  $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$ .
- Agricultural Records
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
  - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
  - Ratio Formula is:
    - a. If No Greenbelt:  $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .
    - b. If Greenbelt:  $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .

## Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

**School District Map:** Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

**Market Area Map:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Registered Wells Map:** Obtained from the Nebraska Department of Natural Resources website.

**GeoCode Map:** Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Sections, Towns, Rivers & Streams, Topography, and Soil Class Map:** Obtained from the Nebraska Department of Natural Resources website.

**Assessor Location/Neighborhood Maps:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

## History Valuation Chart Specifics

### EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

#### Specifically:

#### **Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class:*

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

#### **Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004**

*Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.*

*Property Class & Subclass:*

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

#### **Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

#### **Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004**

*Source: County Abstract of Assessment Report for Real Property*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

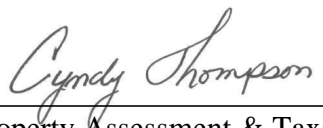
Total Agricultural Land

## **Certification**

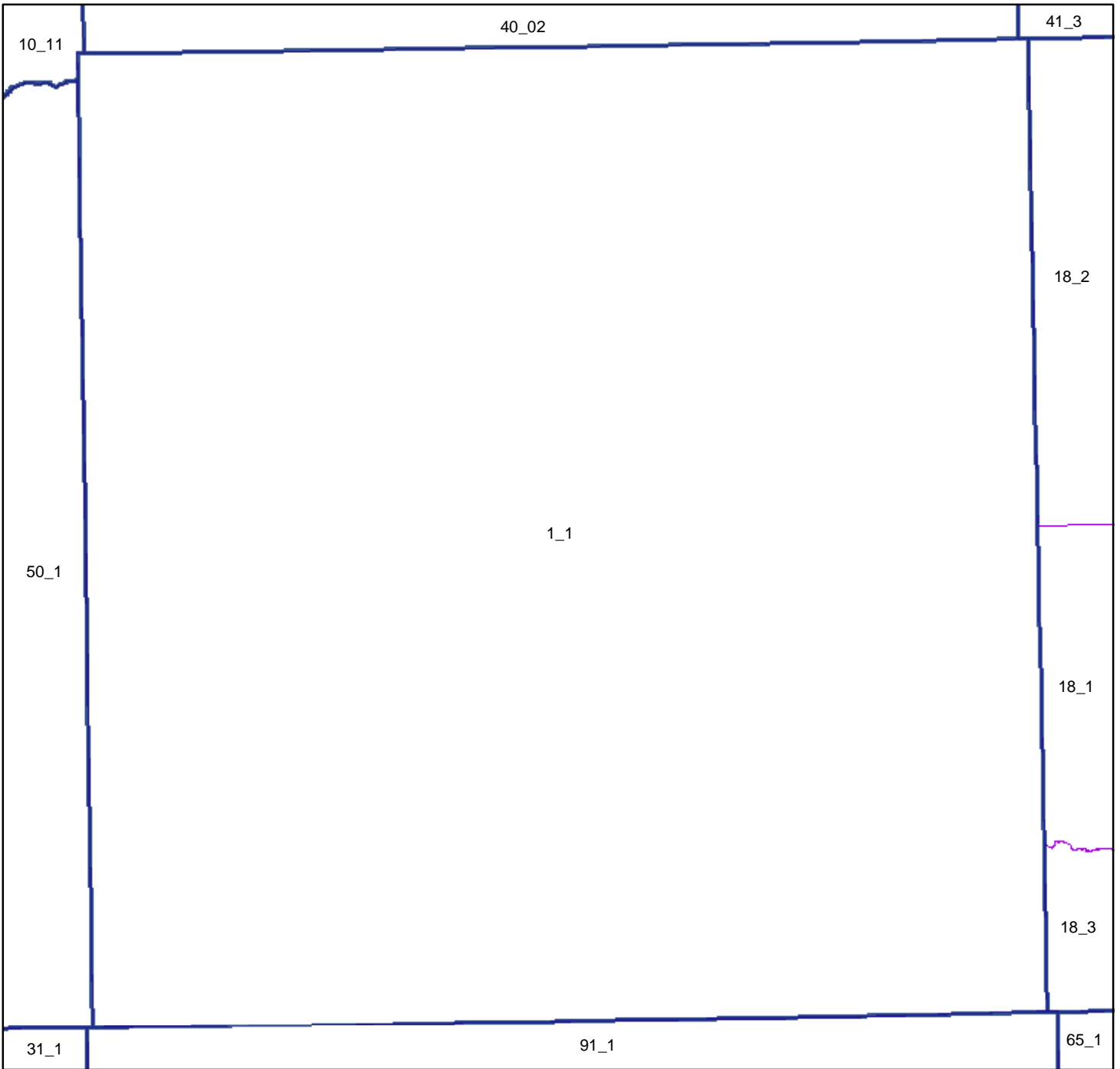
This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Adams County Assessor, by certified mail, return receipt requested, 7004 0750 0003 8737 9730.

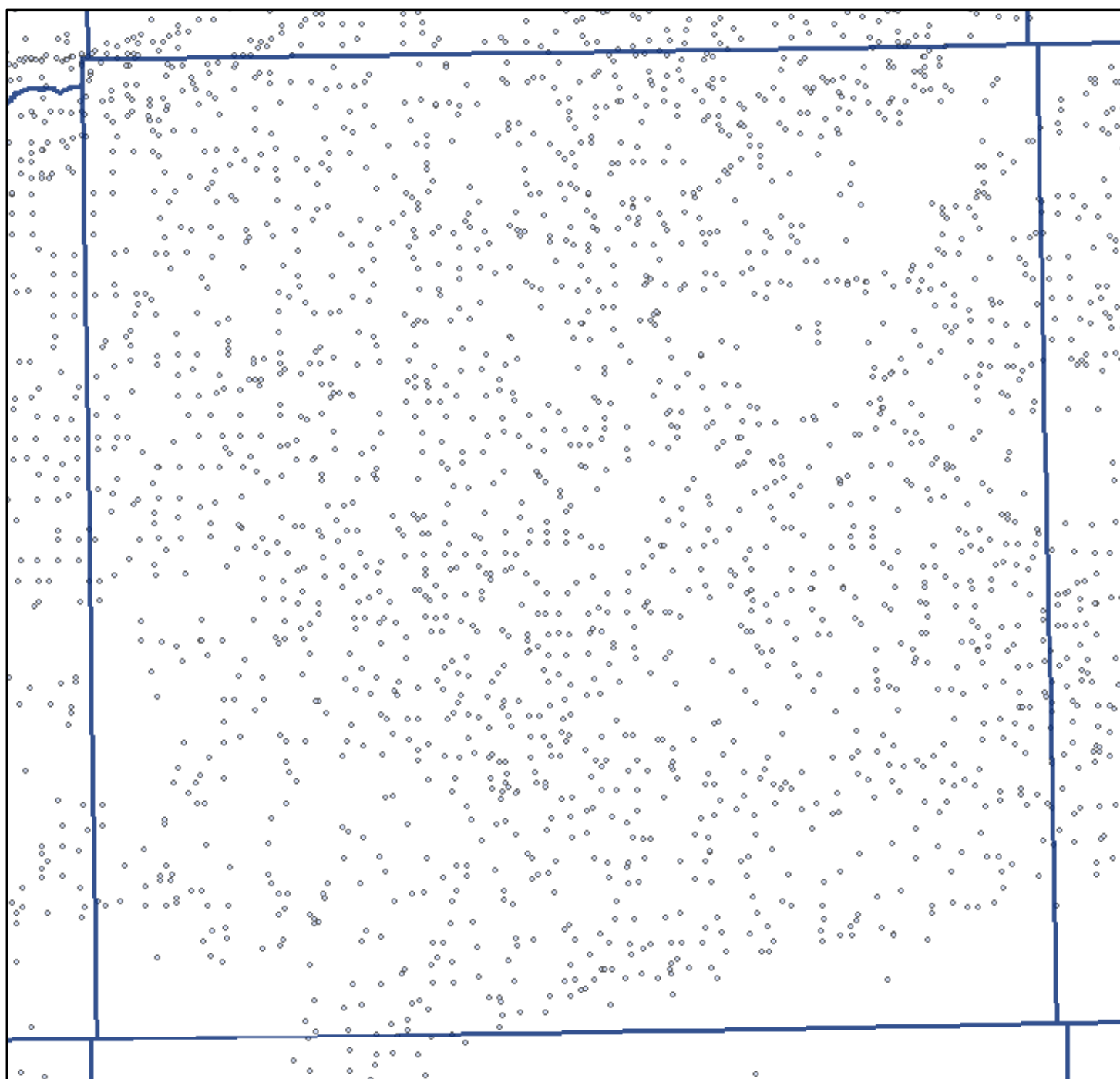
Dated this 11th day of April, 2005.

  
\_\_\_\_\_  
Property Assessment & Taxation





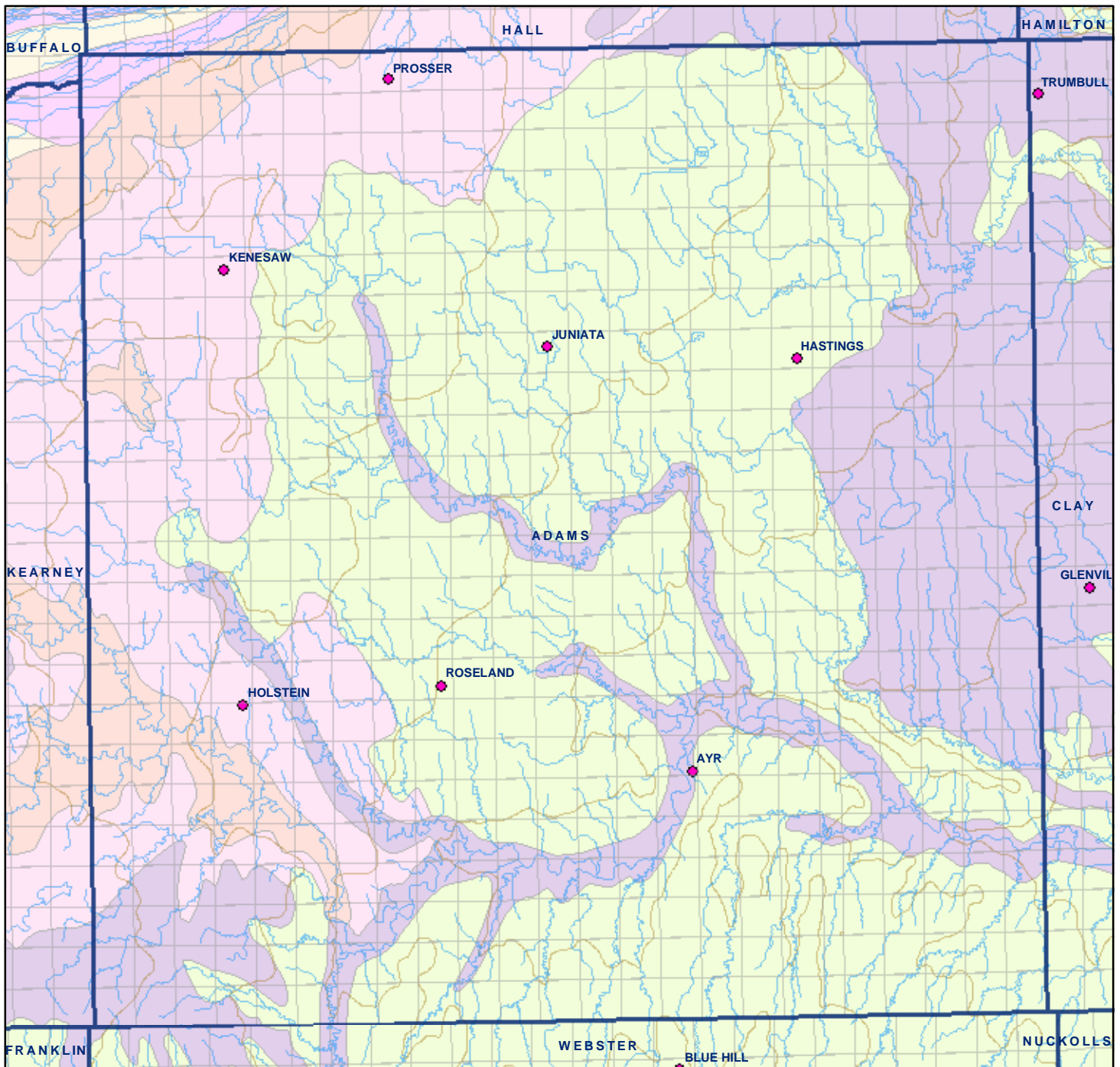
□ Market Areas



- Registered Wells > 830 GPM

3541	3539	3537	3535	3533	3531
3657	3659	3661	3663	3665	3667
3773	3771	3769	3767	3765	3763
3891	3893	3895	3897	3899	3901
4009	4007	4005	4003	4001	3999
4127	4129	4131	4133	4135	4137

☐ Geo Codes



## Legend

- Sections
- Towns
- Rivers and Streams
- Topography

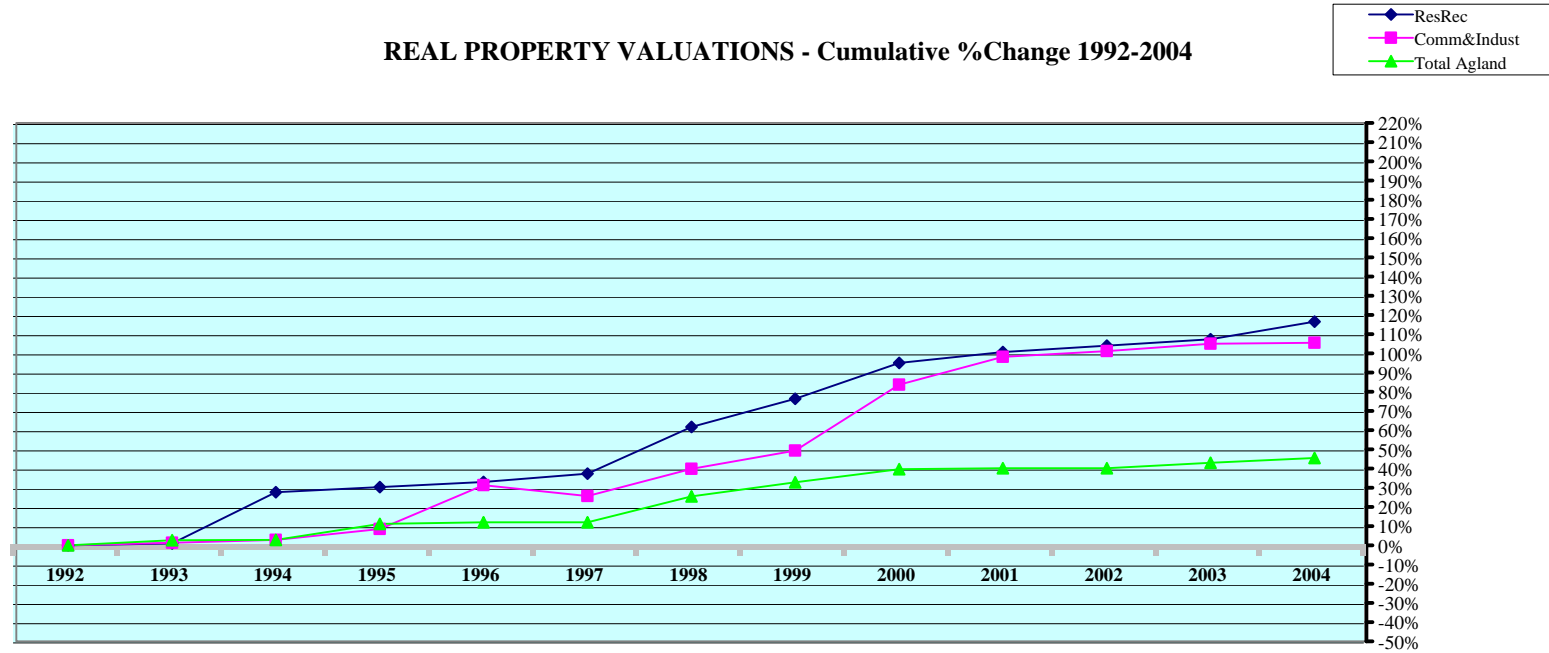
### Soil Classes

- 0 - Lakes and Ponds
- 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 4 - Well drained silty soils formed in loess on uplands
- 5 - Well drained silty soils formed in loess and alluvium on stream terraces
- 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
- 8 - Moderately well drained silty soils with clayey subsoils on uplands

Adams County



# REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	351,244,260	--	--	--	127,043,650	--	--	--	239,711,325	--	--	--
1993	354,848,910	3,604,650	1.03%	1.03%	128,687,125	1,643,475	1.29%	1.29%	246,220,810	6,509,485	2.72%	2.72%
1994	448,360,355	93,511,445	26.35%	27.65%	130,747,290	2,060,165	1.60%	2.92%	246,374,465	153,655	0.06%	2.78%
1995	457,839,285	9,478,930	2.11%	30.35%	137,908,710	7,161,420	5.48%	8.55%	266,455,375	20,080,910	8.15%	11.16%
1996	467,303,620	9,464,335	2.07%	33.04%	166,918,505	29,009,795	21.04%	31.39%	268,407,735	1,952,360	0.73%	11.97%
1997	482,320,740	15,017,120	3.21%	37.32%	159,714,770	-7,203,735	-4.32%	25.72%	268,339,165	-68,570	-0.03%	11.94%
1998	567,637,260	85,316,520	17.69%	61.61%	177,573,725	17,858,955	11.18%	39.77%	300,962,040	32,622,875	12.16%	25.55%
1999	619,199,070	51,561,810	9.08%	76.29%	189,662,760	12,089,035	6.81%	49.29%	318,520,610	17,558,570	5.83%	32.88%
2000	684,776,085	65,577,015	10.59%	94.96%	233,250,615	43,587,855	22.98%	83.60%	334,871,505	16,350,895	5.13%	39.70%
2001	704,623,285	19,847,200	2.90%	100.61%	251,678,705	18,428,090	7.90%	98.10%	335,883,290	1,011,785	0.30%	40.12%
2002	716,405,160	11,781,875	1.67%	103.96%	255,566,555	3,887,850	1.54%	101.16%	335,991,635	108,345	0.03%	40.17%
2003	728,500,160	12,095,000	1.69%	107.41%	260,365,280	4,798,725	1.88%	104.94%	342,794,190	6,802,555	2.02%	43.00%
2004	760,172,875	31,672,715	4.35%	116.42%	261,126,070	760,790	0.29%	105.54%	348,712,720	5,918,530	1.73%	45.47%

1992-2004 Rate Ann. %chg:    Resid & Rec. **6.65%**                      Comm & Indust **6.19%**                      Agland **3.17%**

Cnty# **1**  
County **ADAMS**

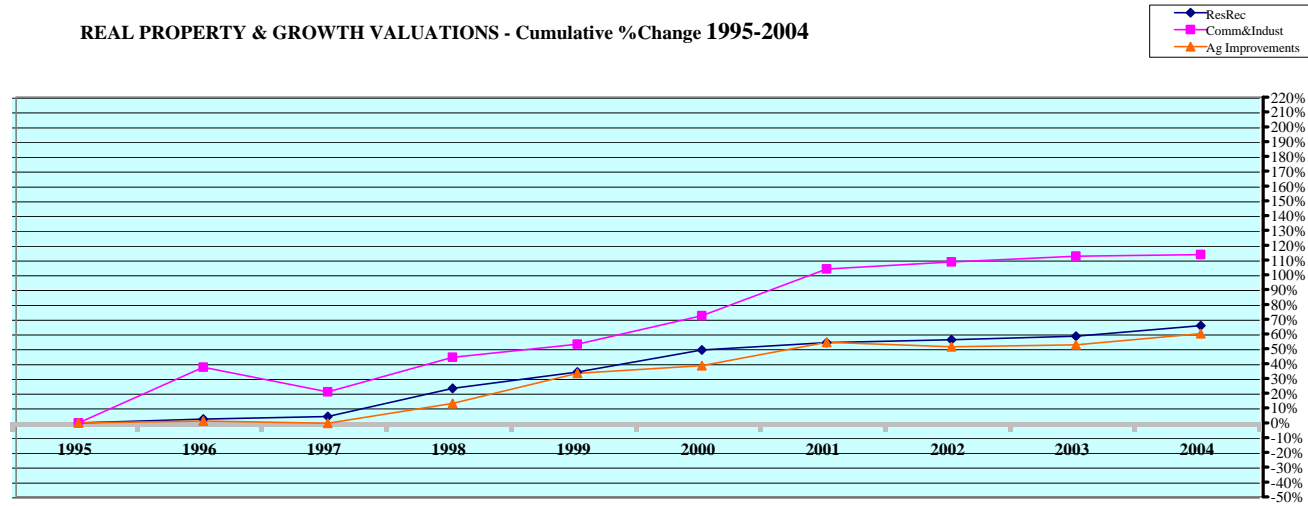
FL area **7**

**CHART 1      EXHIBIT      1B      Page 1**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL    State of Nebraska    Dept. of Property Assessment & Taxation    Prepared as of 03/01/2005

# REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	351,244,260	not avail.	--	--	--	--	127,043,650	not avail.	--	--	--	--
1993	354,848,910	not avail.	--	--	--	--	128,687,125	not avail.	--	--	--	--
1994	448,360,355	not avail.	--	--	--	--	130,747,290	not avail.	--	--	--	--
1995	457,839,285	6,201,130	1.35%	451,638,155	--	--	137,908,710	17,379,640	12.60%	120,529,070	--	--
1996	467,303,620	4,536,090	0.97%	462,767,530	1.08%	2.46%	166,918,505	1,133,035	0.68%	165,785,470	20.21%	37.55%
1997	482,320,740	11,213,275	2.32%	471,107,465	0.81%	4.31%	159,714,770	13,960,070	8.74%	145,754,700	-12.68%	20.93%
1998	567,637,260	10,786,510	1.90%	556,850,750	15.45%	23.30%	177,573,725	3,628,985	2.04%	173,944,740	8.91%	44.32%
1999	619,199,070	12,839,640	2.07%	606,359,430	6.82%	34.26%	189,662,760	5,201,435	2.74%	184,461,325	3.88%	53.04%
2000	684,776,085	10,785,265	1.58%	673,990,820	8.85%	49.23%	233,250,615	25,396,150	10.89%	207,854,465	9.59%	72.45%
2001	704,623,285	8,698,735	1.23%	695,924,550	1.63%	54.09%	251,678,705	5,786,325	2.30%	245,892,380	5.42%	104.01%
2002	716,405,160	10,800,045	1.51%	705,605,115	0.14%	56.23%	255,566,555	4,145,460	1.62%	251,421,095	-0.10%	108.60%
2003	728,500,160	12,159,990	1.67%	716,340,170	-0.01%	58.61%	260,365,280	4,148,975	1.59%	256,216,305	0.25%	112.58%
2004	760,172,875	12,103,095	1.59%	748,069,780	2.69%	65.63%	261,126,070	3,724,575	1.43%	257,401,495	-1.14%	113.56%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec. **5.77%**

Comm & Indust **8.80%**

Tax Year	Ag Imprvmnts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	32,584,650					
1993	not avail	not avail	32,426,905					
1994	not avail	not avail	39,591,465					
1995	28,524,640	11,526,220	40,050,860	410,080	1.02%	39,640,780	--	--
1996	28,746,475	11,521,355	40,267,830	143,710	0.36%	40,124,120	0.18%	1.22%
1997	31,657,430	8,427,345	40,084,775	524,110	1.31%	39,560,665	-1.76%	-0.20%
1998	36,305,065	9,456,600	45,761,665	945,225	2.07%	44,816,440	11.80%	13.06%
1999	43,543,845	12,204,890	55,748,735	2,816,040	5.05%	52,932,695	15.67%	33.53%
2000	43,393,530	12,490,810	55,884,340	961,645	1.72%	54,922,695	-1.48%	38.55%
2001	50,514,715	10,821,985	61,336,700	154,045	0.25%	61,182,655	9.48%	54.34%
2002	50,012,765	11,088,010	61,100,775	1,072,570	1.76%	60,028,205	-2.13%	51.43%
2003	50,403,645	11,163,565	61,567,210	1,020,820	1.66%	60,546,390	-0.91%	52.74%
2004	52,474,135	11,903,180	64,377,315	873,155	1.36%	63,504,160	3.15%	60.20%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts **5.38%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:  
Value; 1992 - 2004 CTL  
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska  
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty#  
County **ADAMS**

FL area **7**

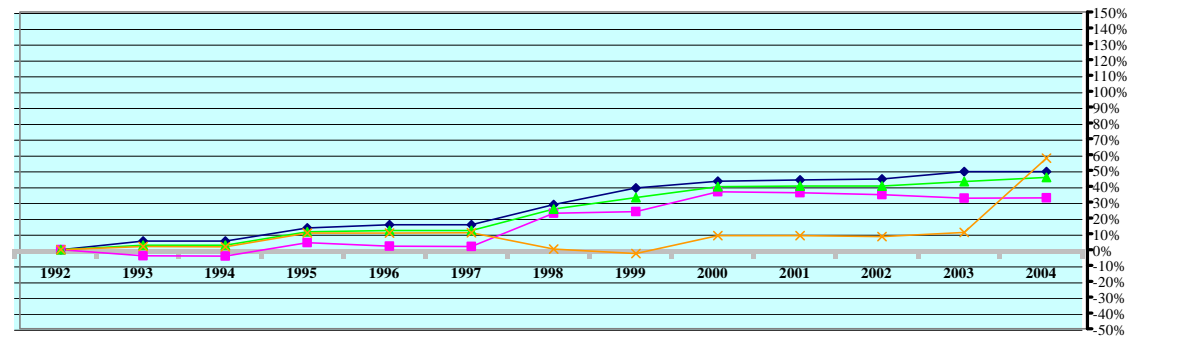
CHART 2

EXHIBIT

1B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	165,768,275	--	--	--	61,350,980	--	--	--	12,493,965	--	--	--
1993	174,489,165	8,720,890	5.26%	5.26%	58,887,915	-2,463,065	-4.01%	-4.01%	12,745,060	251,095	2.01%	2.01%
1994	174,729,350	240,185	0.14%	5.41%	58,811,590	-76,325	-0.13%	-4.14%	12,719,090	-25,970	-0.20%	1.80%
1995	188,441,000	13,711,650	7.85%	13.68%	64,037,855	5,226,265	8.89%	4.38%	13,799,925	1,080,835	8.50%	10.45%
1996	191,745,385	3,304,385	1.75%	15.67%	62,689,050	-1,348,805	-2.11%	2.18%	13,796,595	-3,330	-0.02%	10.43%
1997	191,794,190	48,805	0.03%	15.70%	62,565,510	-123,540	-0.20%	1.98%	13,807,805	11,210	0.08%	10.52%
1998	212,799,345	21,005,155	10.95%	28.37%	75,466,680	12,901,170	20.62%	23.01%	12,533,985	-1,273,820	-9.23%	0.32%
1999	230,125,550	17,326,205	8.14%	38.82%	76,064,630	597,950	0.79%	23.98%	12,181,240	-352,745	-2.81%	-2.50%
2000	237,284,680	7,159,130	3.11%	43.14%	83,757,445	7,692,815	10.11%	36.52%	13,581,005	1,399,765	11.49%	8.70%
2001	238,683,550	1,398,870	0.59%	43.99%	83,374,030	-383,415	-0.46%	35.90%	13,587,485	6,480	0.05%	8.75%
2002	239,689,365	1,005,815	0.42%	44.59%	82,553,205	-820,825	-0.98%	34.56%	13,513,015	-74,470	-0.55%	8.16%
2003	247,452,560	7,763,195	3.24%	49.28%	81,283,020	-1,270,185	-1.54%	32.49%	13,832,135	319,120	2.36%	10.71%
2004	247,336,330	-116,230	-0.05%	49.21%	81,372,370	89,350	0.11%	32.63%	19,700,925	5,868,790	42.43%	57.68%

1992-2004 Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year <sup>(1)</sup>	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	98,105	--	--	--	239,711,325	--	--	--
1993		--	--	--	98,670	565	0.58%	0.58%	246,220,810	6,509,485	2.72%	2.72%
1994		--	--	--	114,435		0.00%	16.65%	246,374,465	153,655	0.06%	2.78%
1995		--	--	--	176,595	62,160	54.32%	80.01%	266,455,375	20,080,910	8.15%	11.16%
1996		--	--	--	176,705	110	0.06%	80.12%	268,407,735	1,952,360	0.73%	11.97%
1997		--	--	--	171,660	-5,045	-2.86%	74.98%	268,339,165	-68,570	-0.03%	11.94%
1998		--	--	--	162,030	-9,630	-5.61%	65.16%	300,962,040	32,622,875	12.16%	25.55%
1999		--	--	--	149,190	-12,840	-7.92%	52.07%	318,520,610	17,558,570	5.83%	32.88%
2000		--	--	--	248,375	99,185	66.48%	153.17%	334,871,505	16,350,895	5.13%	39.70%
2001		--	--	--	238,225	-10,150	-4.09%	142.83%	335,883,290	1,011,785	0.30%	40.12%
2002		--	--	--	236,050	-2,175	-0.91%	140.61%	335,991,635	108,345	0.03%	40.17%
2003	188,645	n/a	n/a	n/a	37,830	n/a	n/a	n/a	342,794,190	6,802,555	2.02%	43.00%
2004	256,270	67,625	35.85%	35.85%	46,825	8,995	23.78%	23.78%	348,712,720	5,918,530	1.73%	45.47%

1992-2004 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 1B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.  
Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004** (from Abstracts)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	165,786,180	166,837	994	--	--	61,290,345	96,371	636	--	--	12,455,250	60,031	207	--	--
1993	174,669,520	166,611	1,048	5.43%	5.43%	58,853,575	96,530	610	-4.09%	-4.09%	12,748,910	60,030	212	2.42%	2.42%
1994	174,537,320	166,490	1,048	0.00%	5.43%	58,834,935	96,484	610	0.00%	-4.09%	12,741,995	59,991	212	0.00%	2.42%
1995	188,637,073	166,647	1,132	8.02%	13.88%	63,970,398	97,147	658	7.87%	3.46%	13,852,264	60,378	229	8.02%	10.63%
1996	191,847,225	169,446	1,132	0.00%	13.88%	62,508,595	94,392	662	0.61%	4.09%	13,792,335	60,141	229	0.00%	10.63%
1997	191,888,845	169,521	1,132	0.00%	13.88%	62,591,750	94,350	663	0.15%	4.25%	13,810,100	60,082	230	0.44%	11.11%
1998	212,329,045	175,107	1,213	7.16%	22.03%	75,957,205	93,791	810	22.17%	27.36%	12,607,210	56,139	225	-2.17%	8.70%
1999	229,595,270	176,080	1,304	7.50%	31.19%	76,411,940	92,688	824	1.73%	29.56%	12,211,270	55,950	218	-3.11%	5.31%
2000	236,946,290	176,564	1,342	2.91%	35.01%	84,018,805	91,973	914	10.92%	43.71%	13,599,825	55,643	244	11.93%	17.87%
2001	238,552,720	177,816	1,342	0.00%	35.01%	83,438,880	91,384	913	-0.11%	43.55%	13,573,675	55,563	244	0.00%	17.87%
2002	240,159,880	179,141	1,341	-0.07%	34.91%	82,749,315	90,622	913	0.00%	43.55%	13,527,325	55,371	244	0.00%	17.87%
2003	247,365,250	180,204	1,373	2.39%	38.13%	81,185,690	89,010	912	-0.11%	43.40%	13,821,740	55,041	251	2.87%	21.26%
2004	247,290,955	180,170	1,373	-0.03%	38.08%	81,183,585	88,671	916	0.39%	43.96%	19,483,280	55,093	354	40.89%	70.84%

1992-2004 Rate Ann.%chg AvgVal/Acre:

2.73%

3.08%

4.56%

Tax Year <sup>(2)</sup>	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	83,570	2,786	30	--	--	13,760	461	30	--	--	239,629,105	326,486	734	--	--
1993	84,515	2,817	30	0.00%		66,395	660	101	236.67%		246,422,915	326,647	754	2.72%	2.72%
1994	83,880	2,796	30	0.00%		46,680	669	70	-30.69%		246,244,810	326,430	754	0.00%	2.72%
1995	91,800	2,834	32	6.67%		77,571	704	110	57.14%		266,629,106	327,710	814	7.96%	10.90%
1996	99,125	2,838	35	9.38%		83,470	709	118	7.27%		268,330,750	327,526	819	0.61%	11.58%
1997						171,625	3,524	49	--		268,462,320	327,477	820	0.12%	11.72%
1998						154,980	2,774	56	14.29%		301,048,440	327,812	918	11.95%	25.07%
1999						145,265	2,959	49	-12.50%		318,363,745	327,676	972	5.88%	32.43%
2000						248,370	3,063	81	65.31%		334,813,290	327,243	1,023	5.25%	39.37%
2001						248,715	3,058	81	0.00%		335,813,990	327,821	1,024	0.10%	39.51%
2002						234,545	3,046	77	-4.94%		336,671,065	328,181	1,026	0.20%	39.78%
2003	187,785	2,504	75	n/a	n/a	35,560	393	91	n/a	n/a	342,596,025	327,152	1,047	2.05%	42.64%
2003	281,060	2,891	97	29.63%	n/a	0	0			n/a	348,238,880	326,825	1,066	1.77%	45.17%

1992-2004 Rate Ann.%chg AvgVal/Acre:

3.15%

1
ADAMS

FL area

7

CHART 4

EXHIBIT

1B

Page 4

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs  
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005